Village of Gondola Point

Volume 1

Background Study

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February 15, 1982

Village of Gondola Point
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ATTENTION: Mr. James F. Watt

Gentlemen:

I am pleased to submit the Background Study (Volume 1) to the Municipal Plan.

I wish to express my sincere thanks to yourself and Council for the co-operation.

Yours very truly,

Muhammad Arif, MCIP
Planner
Community Planning Branch

MA/dp

VILLAGE OF GONDOLA POINT

VOLUME ONE

PLANNING BACKGROUND STUDY

Prepared by

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February 1982

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VILLAGE OF GONDOLA POINT

MAYOR:	James F. Watt
DEPUTY MAYOR:	J. Douglas Templeton
COUNCILLORS:	Martha A. McCully Ronald E. Roberts John G. Walton
CLERK:	Elizebeth Reynolds
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1.0. INTRODUCTION

In 1973 the Council of the Village of Gondola Point adopted a Municipal Plan. Under the Community Planning Act of New Brunswick, municipal plans are reviewed every five years. This is essential because in five years the circumstances might change under which the existing plan was prepared, these circumstances being such as: the development pressure on a community, the needs of a community and aspirations of the residents of that community. The review is made to facilitate adaptation to such changes. This particular undertaking constitutes such a review.

The planning process or in this case review process is divided into two distinct parts. The first part consists of Survey and analysis, the identification of problems and the structuring of proposals and recommendation - This constitutes the background study. The second part is the municipal plan itself which consists of council's policies, programmes and proposals developed primarily on the basis of background study. It is the second part of the written work which is adopted by council as municipal plan by-law.

The following document is the planning background study.

2.0. HISTORY

Gondola Point is located 14 miles (22.7km) outside of St-John, along the beautiful Kennebecasis River. The first Post Office was established there around 1885, but the village undoubtedly existed in some form before that date.

Gondola Point is best known for the ferry boats which travel back and forth between there and Reed's Point, on the Kingston Peninsula. In fact, the name Gondola Point most probably came from the small, dug-out canoe-like vessels the early settlers used to ferry across the river. These small boats were called "gondolas" -- a name that helped distinguish them from the fishing boats and freight scows which also used the river. These early boats were eventually replaced by steam ferries, and at the turn of the century, under the innovation of Captain William Pitts, a gasoline engine was fitted to the ferry and the boat moved from one side to the other along a metal cable. This practice remains much the same today as in Capt. Pitt's time, only the ferries have improved.

Another thing Gondola Point was famous for at the turn of the century was its beautiful scenery and nice beaches. Because of this, Gondola Point became a kind of resort for pleasure-seekers and bathers, mostly from St. John.

Gondola Point was incorporated as a village in 1966. Today it remains a thriving village.

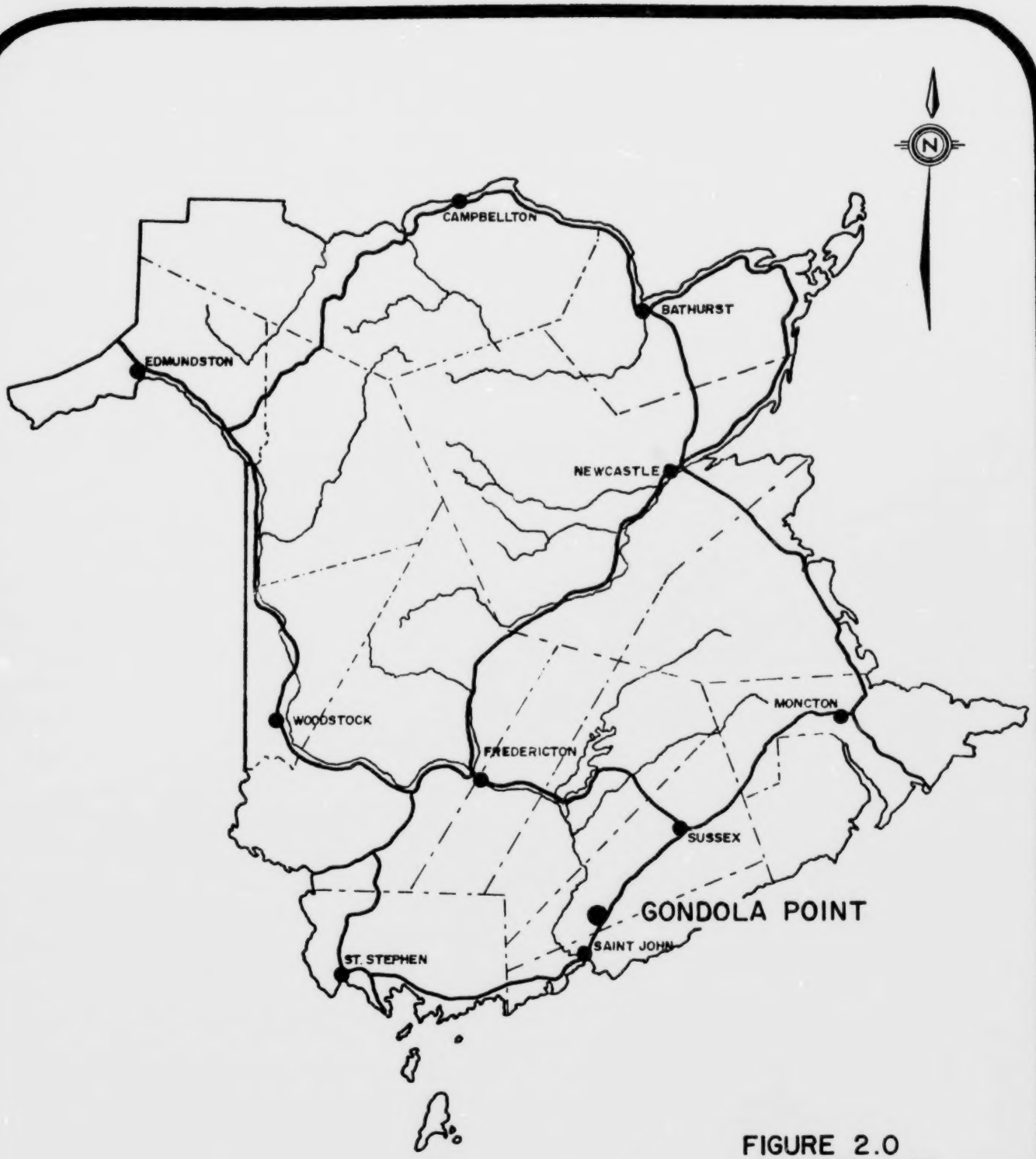

FIGURE 2.0
LOCATION MAP

NEW BRUNSWICK

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2. Rayburn, Alan, Geographical Names of New Brunswick. (Ottawa, 1975), pp. 118-119.

3. Waterbury, David H., "A Chat on the Way From the City to Gondola Point on the Beautiful Kennebecasis." Collections of the N.B. Historical Society, No. 12, Vol. IV. (St. John, 1928.) p. 312.

Acknowledgement: Sincere thanks to Wayne Knorr for his research in preparing the history of the Village.

3.0. ECONOMY

3.1 Introduction

The Village of Gondola Point is one of the six municipalities in Rothesay Parish. Like other municipalities in the Parish, Gondola Point is a residential community.

The Community Planning Branch carried out a Survey in Gondola Point in June of 1981.* According to this survey the predominant majority of the respondents (nearly 90%) do not want any industry to be established in the Village and also a predominant majority (81.2%) feels that Gondola Point should remain a strictly residential community. As one respondent remarked, "The natural beauty and the escape from the noise and dirt of industry are so nice, nothing must be done to change this or make it too crowded or commercial." Another remarked, "I enjoy suburban quality of Gondola Point and would not want it to become too urbanized or commercialized..."

Most of the labour force residing in Gondola Point commutes to work compared to small minority who work in the Village. There are three commercial outlets, which are convenience stores, located within the Village. Most of the goods and services are purchased in St. John and some from neighbouring communities.

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* M. Arif, Village of Gondola Point, Municipal Plan, Results: Social Survey, Community Planning Branch, Department of Municipal Affairs, Province of New Brunswick, September 1981. (A copy attached under Appendice "A")

Note: In rest of the text of this document this report is referred to as Community Planning Branch Survey.

3.2 Journey to Work Pattern:

Latest journey to work information available, for the Village, through Statistic Canada is for 1971. Although this information is more than 10 years old nonetheless it does provide some perspective on lab-our force journey to work pattern for the Village. Over these 10 years there might have been considerable increase in the total labour force but it is quite likely that there is little or no change in journey to work pattern for the Village of Gondola Point. This information is presented in the following table: Table No. 3.2

Village of Gondola Point

Journey To Work Data - 1971

Resident - Employed Labour Force	No. of workers	Percentage
Working in the Village	20	6.5
Working outside	265	87.0
Place of Work not stated	20	6.5
Total Labour Force	305	(100%)
Incommuters	20	

source: Statistics Canada 1971

As stated earlier under section 3.1 that majority of the residents (employed) labour force works outside the Village i.e. 87.0%. Out of this 87% the majority (67%) went to St. John 12% to Rothesay and rest to other areas. Only 6.5% worked in Gondola Point. The Community Planning Branch Survey showed that 12% of the resident employed labour force (includes respondents only) was working in the Village, probably this includes

those people who are self-employed. However the Survey shows that 88% were working outside the Village.

3.3 Occupational Distribution of the Resident Labour Force

As in case of journey to work information the latest information on occupational distribution available, through Statistics Canada, is over 10 years old i.e. for 1971. The information is presented on the next page under Table 3.3.

Table 3.3. Village of Gondola Point

Experienced Labour Force by Occupation - 1971

ALL OCCUPATIONS	Total	%	Male	%	Female	%
Managerial, administrative and related occ.	20	(6.3)	15	(4.8)	-	
Teaching and related occ.	15	(4.8)	-		15	(4.8)
Medicine and health	10	(3.2)	5	(1.6)	10	(3.2)
Technological, social, religious, artistic and related occ.	25	(7.9)	20	(6.3)	10	(3.2)
Clerical and related occ.	70	(22.2)	30	(9.5)	40	(12.7)
Sales	60	(19.1)	40	(12.7)	15	(4.8)
Service	25	(7.9)	10	(3.2)	15	(4.8)
Farming, horticultural & animal husbandry occ.	15	(4.8)	15	(4.9)	-	
Other primary occ.	-		-		-	
Processing occ.	5	(1.6)	5	(1.6)	-	
Machining and product fabricating, assembling and repairing occ.	15	(4.8)	15	(4.8)	-	
Construction trades occ.	20	(6.3)	20	(6.3)	-	
Transport equipment operating occ.	10	(3.2)	5	(1.6)	5	(1.6)
Other occ.	10	(3.2)	10	(3.2)	-	
Not stated	15	(4.8)	10	(3.2)	10	(3.2)
Total Experienced Labour Force	315	(100.1)	200	(63.5)	115	(36.5)

of

TOTAL (315)

Source: Statistic Canada 1971

As Table 3.3 shows that in 1971, in Gondola Point, the total experienced labour force was 315 people. Out of this total 63.5% were males and remainder were females.

Percentage distribution of occupations was as follows: clerical and related occupations (22.2%), sales (19.1%), technological, social, religious artistic (7.9%), service (7.9%) and so on. With the least being in processing occupations, i.e. 1.6%. It seems that the majority of the experienced labour force in the Village was in tertiary sector in 1971. It is quite likely that same is the case in 1981.

Most of the male experienced labour force was in sales, clerical, technological and related occupations. In case of females there were more in clerical, teaching and related occupations with some in sales and service.

3.4. Participation Rate

A rough definition of participation rate would be that it refers to the percentage of 15 years and over population who is able and willing to work. In case of Gondola Point such rate was 62.2 percent in 1971. The comparison of this rate with other population aggregates is given below, under Table 3.4.

Table 3.4. Village of Gondola Point

Participation rates and Comparisons

Areas	Total (P.R.) (15 years & over)	Males (%) (15 years & over)	Female (%) (15 years & over)
Gondola Point	62.2	81.2	42.0
Kings County	50.1	75.0	37.0
St. John City	55.7	72.4	40.6
New Brunswick	54.0	69.5	38.7

Source: Statistics Canada 1971

The data under Table 3.4 reveals that participation rates for Gondola Point are higher compared to Kings County, St. John and New Brunswick. This basically indicates that there are fewer disabled and over 65 year people in Gondola Point than other population aggregates in the comparison.

Seperate male and female participation rates are calculated and presented under Table 3.4. In this case, as well, participation rates for Gondola Point are higher than other units in the comparison. However for all population aggregates male participation rates are substantially higher than females which would be the case for any community within a male - dominant Society.

3.5. Unemployment rates:

Unemployment rates refer to that percentage of people, 15 years and over, who are able and willing to work but are unable to secure employment. Unemployment rates were available, through Statistics Canada publications, for 1976. These rates for Gondola Point in comparison with other population aggregate units are presented below under Table 3.5.

Table 3.5. Village of Gondola Point

Unemployment rate and comparisons

Areas	Total	Male	Female
Gondola Point	3.3	4.0	2.0
Kings County	5.7	5.0	7.1
St. John City	6.8	7.0	6.5
New Brunswick	10.3	9.5	11.8

Source: Statistic Canada 1976

The above table shows that unemployment rates are significantly lower for Gondola Point compared to Kings County, St-John and New Brunswick. Especially unemployment rates are notably higher for the province compared to the part of the province which includes St. John City and Kings County.

The reason for lower unemployment rate for Gondola Point is its being Subarban community to Saint John City. Those who move to this community usually have a steady job in St. John or in another nearby community, or are independently well-off.

It will be difficult to buy a house and pay mortgage and not have job or some other source of income.

The Community Planning Branch Survey showed the unemployment rate for the Village amongst the respondents, was 11.0%. This rate is misleading as it is quite likely that all members of the family were not reported by the respondents which biased the results. Undoubtedly this particular question in the survey was tedious to complete (see Appendix "A". Question No. 3 and 6).

3.6. Income Groups

An examination of income groups provides a valuable insight into the socio-economic characteristics of a community. Such an insight could provide useful tools to decision makers e.g. when considering supply of housing types and provision of community services, facilities and institutions.

Latest information, through Statistic Canada publications, was available for 1971. Although the income levels might have changed considerably in dollar terms, because of the inflationary factor, since 1971 it is quite likely that there is very little change in income groups structure.

The data for income groups is presented under Table 3.6. on the next page.

Table 3.6 Village of Gondola Point

Income Groups* and Comparisons

1971

(a) Both Sexes

Area	Less than $3000	$3000-5999	$6000-9000	$10,000 & over
	(1)	(2)	(3)	(4)
1) Gondola Point	27	33	28	12
2) Kings County	43	31	18	8
3) St. John City	38	31	24	7
4) New Brunswick	43	30	20	6

(b) Male / Female ratio by income level

1) Male	41	57	89	88
Female	59	43	11	12
2) Male	57	69	92	98
Female	43	31	8	2
3) Male	39	59	90	96
Female	61	41	10	4
4) Male	49	70	90	96
Female	51	30	10	4

Source: Statistics Canada

An examination of the data, presented under Table 3.6 shows that there is a notable greater percentage of people in higher income groups in Gondola Point compared to Kings County, St. John City and New Brunswick as a whole. Same reasoning as presented earlier under Section 3.5 (Unemployment rate) could be advanced here, i.e. the surburban nature of the Gondola Point Community. To be able to live in suburb, to buy a house, one has to have a steady and reasonable level of income.

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* Income groups include people 15 years and older with employment income.

Table 3.6 also shows the male/Female ratio for different income groups. Generally there is a greater percentage of women in lower income groups for all population aggregates. This does not necessarily imply that women are paid lower wages. As stated earlier in this document that being a male-dominant society, men are the major breadwinners and women's income is usually considered supplement to major source of income. Thus in most cases women opt for less demanding or part-time employment.

However in case of Gondola Point there is relatively greater percentage of women in higher income groups than Kings County, Saint John City and New Brunswick.

3.7. Summary

1. Gondola Point is primarily a Suburban and hence residential community. The Community Planning Branch Survey showed that most of the Gondola Point residents wish to keep their community strictly residential.

2. Gondola Point is an urban community in the sense that most of the experienced labour force is in secondary and tertiary sector. A negligible percentage of occupations, in the Village, are in agriculture and other primary sector.

3. A predominant majority of employed labour force commutes to St. John City and some in neighbouring communities. There are almost no employment opportunities within the Village.

4. Participation rates in Gondola Point are higher than Kings County, Saint John City and New Brunswick. This implies that there are fewer disabled people (15 years and over) and fewer of 65 years and over.

5. Unemployment rate is relatively low in the Village. This could be attributed to the Suburban nature of the community.

6. Greater percentage of people fall within higher income groups in Gondola Point compared to Kings County as a whole, province as a whole, and St. John City. This could be due to Suburban nature of the Gondola Point Community.

3.8. RECOMMENDATION

AT PRESENT GONDOLA POINT IS A STRICTLY RESIDENTIAL COMMUNITY WITH THE EXCEPTION OF FEW CONVENIENT STORES. COMMUNITY PLANNING BRANCH SURVEY SHOWED THAT MOST OF THE RESIDENTS OF THE VILLAGE WISH TO MAINTAIN THE EXISTING CHARACTER OF THE COMMUNITY i.e. STRICTLY RESIDENTIAL. IT IS RECOMMENDED THAT COUNCIL SHOULD ENSURE TO MAINTAIN THE VILLAGE AS A RESIDENTIAL COMMUNITY.

4.0. POPULATION ANALYSIS AND PROJECTIONS

4.1. Introduction

Population analysis and projections provide useful planning tools. Knowledge of migration trends and population characteristics, such as age/sex distribution, helps decision makers in planning physical development of the community and provision of services. Projections provide quite an effective tool to determine future needs of a community such as: housing, recreational facilities, schools and other services.

In this chapter following demographic factors will be considered: Past trends in population changes, population composition (Age/Sex distribution, etc.) and projections.

4.2. Past Trends

The analysis of past trends helps determine whether a community is growing (gaining population) or declining (losing population). Moreover based on past trends assumptions could be developed for population projections.

In case of Gondola Point the census population data is not available prior to 1966, therefore the trend analysis would be limited.

In order to get a better perspective of past trends for Gondola Point a comparison is made with other communities in the area and with population aggregates such as: Kings County and New Brunswick. The data is presented under Table 4.2.

Table 4.2. Village of Gondola Point

Past Trends - Comparisons

	1966	%CHANGE	1971	%CHANGE	1976	%CHANGE
Gondola Point	479	--	850*	77.5	1,846	117.2
Quispamsis	1,556	--	2,215	42.4	4,968	124.3
Renforth	1,373	--	1,606	17.0	1,572	-2.2
Fairvale	1,615	--	2,050*	26.9	3,258	58.9
East Riverside Kinghurst	750	--	852	13.6	1,042	22.3
Rothesay	893	14.2	1,038	16.2	1,283	23.6
St-John City	51,567	-7.0	89,039*	72.7	85,956	-3.6
Kings County	28,548	10.2	33,285	16.6	43,588	31.0
New Brunswick	616,788	3.1	634,557	2.88	677,250	6.73

Source: Statistic Canada

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* Boundry Changes from preceeding census

The data under Table 4.2 shows that all communities in Kennebecasis Valley (Gondola Point, Quispamsis, Fairvale, East Riverside Kingshurst and Rothesay) are experiencing a sharp increase in population except for Renforth. This sharp growth is reflected in growth rate of Kings County as all these communities are located within the County. The Village of Gondola Point is the second fastest growing community, after Quispamsis, in the Kennebecasis Valley. Its growth rate between 1971-1976 was 117.2% compared to 6.73% of the provincial average. Renforth was the only community in the Valley which had negative growth rate between 1971-1976.

The notable trend under Table 4.2 is that while the Kennebecasis Valley Communities were experiencing sharp increases in their population, the City of St. John was losing population. It implies that there was exodus of people from the City who wanted to settle in suburban communities such as the communities in the Kennebecasis Valley. With the increasing gasoline prices the commuting to work and shopping has become expensive and will be more so in future. This may function as a deterrent for future exodus of population, as took place between 1971-1976, from St. John City. Based on the above argument one can say that population of Gondola Point would continue to increase but probably not at the same rate as between 1971-1976. Another operative factor for probable slower growth rate, in Gondola Point and surrounding communities, would be the availability of developable land which might become in short supply in future in most of these communities.

4.3 Population Composition

Population composition refers to such demographic characteristics as household or family size, age/sex distribution and ethnicity, etc.

4.3.1. Age/Sex Distribution

Latest information available, through Statistic Canada publications, for Gondola Point, is for 1976. The information is presented under Table 4.3.1.

Table 4.3.1. Village of Gondola Point
Population By Five Year Age Groups
And Sex - 1976

Age Groups	Total	Male	Female
All Ages	1,845	955	885
0 - 4	270	150	125
5 - 9	225	135	95
10 - 14	180	90	90
15 - 19	120	70	50
20 - 24	115	50	65
25 - 29	225	105	125
30 - 34	245	125	120
35 - 39	125	70	60
40 - 44	75	45	30
45 - 49	65	30	35
50 - 54	60	30	25
55 - 59	45	20	25
60 - 64	30	15	15
65 - 69	25	10	15
70 - plus	40	20	15

Source: Statistics Canada - 1976

The data under Table 4.3.1. is summarized and presented graphically through Figure 4.3.1(a) which is referred to as population pyramid. This pyramid shows that there is a notable higher proportion of younger people (both male and female) in the community especially age groups 0-4 through 30-34. This is a clear manifestation of a Suburban community which Gondola Point is. The young couples migrate to this community with their young and teenage children.

The Figure 4.3.1(b) gives a historical perspective. A combined 1971 and 1976 population pyramid, in this Figure, provides a perspective with regard to changes which occured during this five year period. A marked increase is obvious, from 1971 to 1976, in the proportion of age groups 25-29 and 30-34 (both male and female). This further confirms the earlier observation that young couples (ages 25-34) migrate into this community. At the same time there is a noticeable decrease in the proportion of older age groups. This simply indicates that on the one hand there was marked increase in number of people in 25-34 age groups, through in-migration, thus increasing their proportion in the community, on the other hand there was perhaps no in-migration for older age groups thus lowering the proportion in the total population which sharply increased. There is a likelihood that the older population might have migrated out -- those whose offsprings are grown up and left homes (so-called empty nests) and those who are near or over retirement age; do not find Gondola Point an attractive place anymore to live in. The Community Planning Branch Survey showed that in Gondola Point fewer people considered services for senior citizens less adequate than services for the young.

FIGURE 4.3.1 (a)

VILLAGE OF GONDOLA POINT

POPULATION PYRAMID
1976

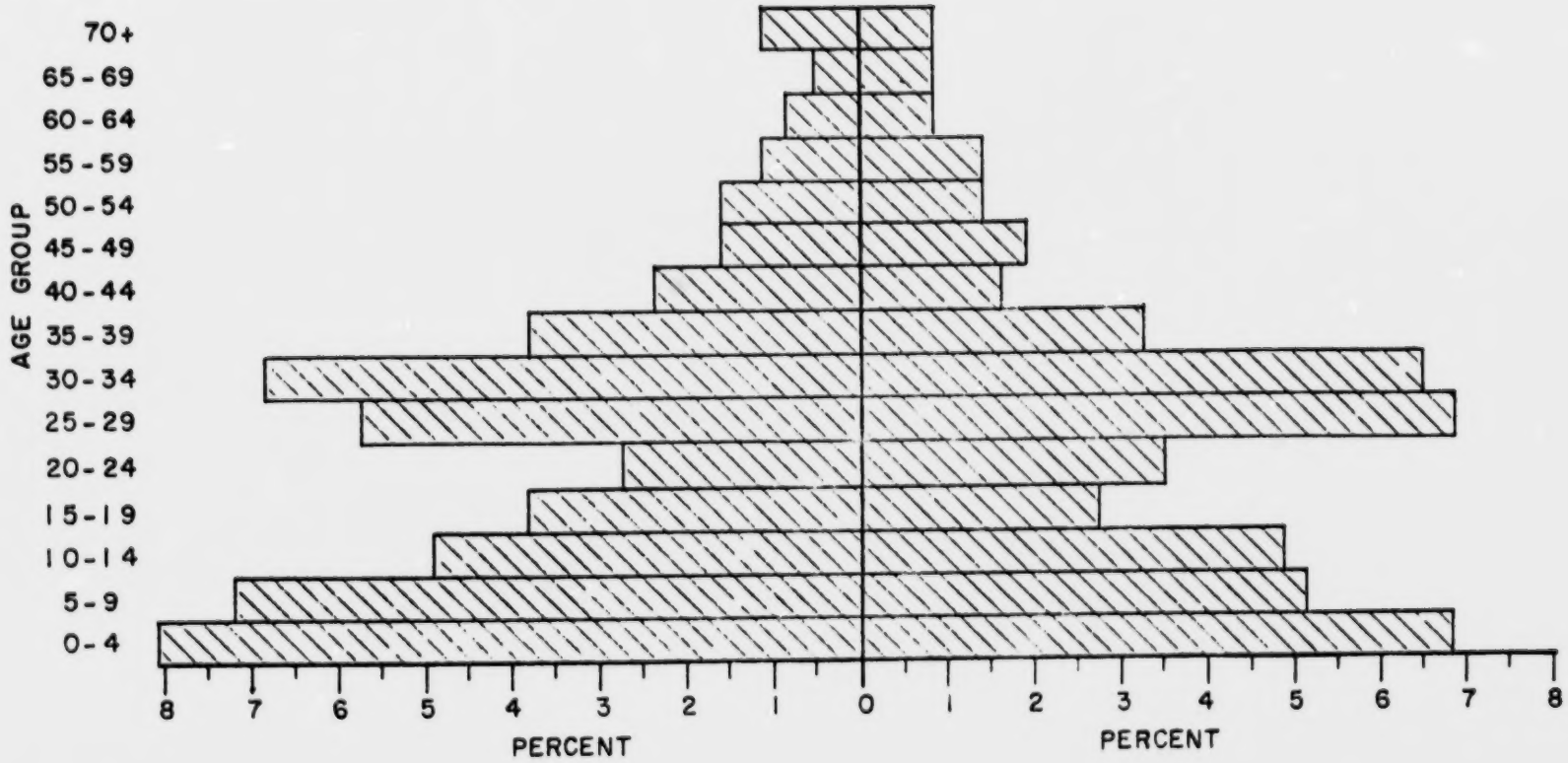
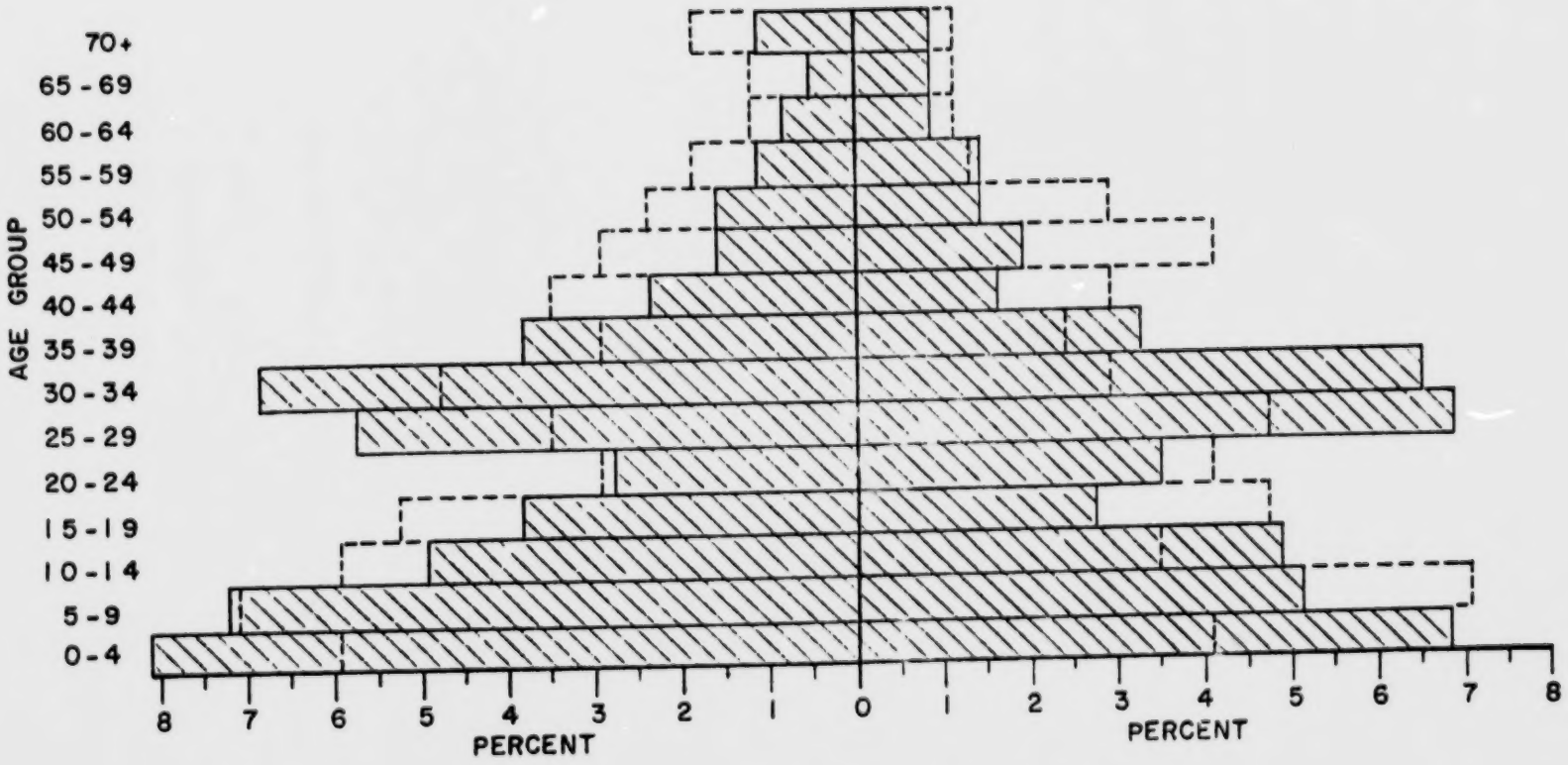


FIGURE 4.3.1 (b)

VILLAGE OF GONDOLA POINT

POPULATION PYRAMID

1976 COMPARED WITH 1971
(1971 shown in dotted line)



4.3.2. Specified Age Groups

Specified age groups refer to fewer and larger age group intervals than regular five year age groups. The purpose is to summarize the statistical information to provide quick and easily comprehensible format to the data. The data is summarized from 15 age groups, as in case of Table 4.3.1, to 5 age groups as shown under Tables 4.3.2(a) and 4.3.2(b).

4.3.2(a) Historical Perspective

Table 4.3.2(a) shows the specified age groups, for Gondola Point, in historical perspective.

Table 4.3.2(a) Village of Gondola Point

Specified age groups - Historical Perspective

Age Groups	1966 (LID)*	1971	1976
0-4	72(15.0)**	85(10.0)**	270(14.6)**
5-14	120(25.0)	200(23.5)	405(22.0)
15-44	187(39.0)	370(43.5)	905(49.0)
45-64	71(14.8)	145(17.1)	200(10.8)
65-plus	29(6.1)	45(5.3)	65(3.5)
Total	479	850	1845

Source: Statistics Canada

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* LID: Local improvement District. Census was taken prior to incorporation of Gondola Point as a Village.

** Percentage of respective totals.

Table 4.3.2(a) shows that in case of age groups 0-4, 5-14 and 15-44 there has been a marked increase in number of people since 1966. Especially the proportion of 15-44 age group in relation to the total population has significantly increased. This further confirms the observations, made earlier in this report, that there is a constant addition in the young working age group, through in-migration, into Gondola Point. However the age groups 45 years and over are not experiencing a similar increase. There has been a decline with regard to the proportion of the older age groups to the total population.

4.3.2(b) Comparative Perspective

The 1976 specified age group data is presented below and compared with St. John City, Kings County, and the Province of New Brunswick.

Table 4.3.2(b) Village of Gondola Point

1976 - Specified Age Groups - Comparisons

Age Groups	Gondola Point	St. John City	Kings County	New Brunswick
0-14	270(14.6)*	6,535(7.6)*	4,395(10.1)*	58,265(8.6)*
5-14	405(22.0)	15,260(17.8)	8,945(20.5)	134,830(19.9)
15-44	905(49.0)	37,685(43.8)	19,100(43.8)	303,985(44.9)
45-64	200(10.8)	17,365(20.2)	7,275(16.7)	119,095(17.6)
65-plus	65(3.5)	9,115(10.6)	3,875(8.9)	61,070(9.0)

Source: Statistics Canada 1976

* Percentage of respective total populations.

The obvious feature of the data, in the above Table, is the higher proportion of population in younger age groups (i.e. 0-4, 5-14 and 15-44) for Gondola Point compared to other population aggregates. At the same time significantly lower proportion for older age groups (45 year and over) for Gondola Point compared to St. John City, Kings County and the Province as a whole. It could be generalized that the community of Gondola Point is youth--oriented. It is a Suburban community whose residents commute to Saint John for work, shopping and socio-cultural activities, a life-style rather hectic and probably less inviting to relatively older population.

4.4. Ethnic Composition:

It refers to the composition of population with regard to ethnic background such as, in this case, English, French, German, etc. The data regarding ethnicity is presented below.

Table 4.4. Village of Gondola Point

Ethnic Composition - 1976

Ethnicity	Population (%)
English	1770 (95.7)
French	40 (2.2)
German	10 (0.5)
Other	5 (0.3)
Not Stated	25 (1.4)
TOTAL	1850 (100.0)

Source: Statistics Canada - 1976

It is apparent from the above Table that a predominant majority of the residents, in Gondola Point, are English by background i.e. 95.7%.

4.5. Number of Children And Household Size

According to 1976 census there were 465 families in Gondola Point. Out this total 80.6% (375 families) families had one or more children at home rest 19.4% (90 families) had no children at home. The information pertaining to those families who had children at home is presented below.

Table 4.5. Village of Gondola Point

Families with Children At Home - 1976

Number of Children	Number of Families (%)
1 child	105 (22.4)
2 children	150 (40.5)
3 children	70 (18.9)
4 children	35 (9.5)
5 children or more	10 (2.7)
TOTAL	370 (100.0)

Source: Statistics Canada - 1976

The data in the above Table shows that majority of the families have 1 and 2 children. There are more families with two children than any other category. Average number of children per family was also calculated. This average is 1.8 children per family which is the same as the provincial average.

Household size refers to number of persons living in a household unit. The data with regard to household size is presented under Table 4.5.1.

Table 4.5.1. Village of Gondola Point

Household Size - 1976

Number of Persons	Number of Households (%)
1	35 (6.9)
2	90 (17.8)
3	95 (18.8)
4	160 (31.7)
5 and more	125 (24.8)

Source: Statistics Canada - 1976

The above Table shows that majority of the households have 4 or more persons (56.5%). The average household size, in the Village, was 3.7 compared to 3.4 provincial average. The larger average household size is simply a reflection of the single-family housing development in the Village with very little or no apartments. Absence of apartments limits the number of households with 1 or 2 persons thus biasing the averaging calculation for household size.

4.6. Population Projections

Population projections are crucial for long range planning. These projections provide necessary tool to estimate future housing needs and need for different public facilities such as: educational, health, recreational, etc.

Two types of projections were carried out for the Village. These are trend projections and ratio projections.

4.6.1. Trend Projections: Method

The basic assumption for these projections is that the past trends in migrations, fertility rates and survival rates would remain constant for the projected periods.

The method used to calculate trend projection is cohort-survival.

A brief yet good description of the cohort-survival method is provided by J. Brian McLaughlin in his book entitled Urban and Regional Planning - A Systems Approach. This description is as follows:

> "Males and females by five year age groups are tabulated seperately, the figures being extracted from the latest available census. Next the net migratory change for the first five years is allowed by the addition (or substraction) of the assumed change for age group of males and females. Then the appropriate age specific birth rates are applied successively to each group of women in the child-bearing range (usually 15-49 last birthday); the resultant births are mortality in the first five year period and entered in the next column, first row of the male and female tables. Finally, age specific mortality rates or survival rates are applied to each age group of males and females to estimate the numbers who will survive to the next five year period (i.e. of their life and of the projections).
>
> This sequence is repeated until the projection date is reached."*

---

* McLaughlin, J. Brian, Urban and Regional Planning: A Systems Approach, Faber and Faber, 3 Queen Square, London, 1969, p. 184.

The fertility and survival rates were obtained from Statistics Canada publications. To calculate the migration component of trend projections following method was used.

1. 1971 census population was projected to 1976 using cohort survival method.

2. Difference between 1976 projected population and actual census population was calculated for each age groups and males and females. This difference was assumed to be the function of migrations. It was further assumed that net migrations, as calculated for five year period between 1971-1976, would remain constant for the projected periods.

4.6.2 Ratio Projections: Method

This method assumes interdependence with a larger population aggregate. It is assumed that a smaller community is influenced by events taking place in larger region in which the smaller community is located. If there is economic prosperity in the larger region and population increases the component community gets its share of the increase and vice versa if the region experiences an economic depression.

In this case the larger population aggregate is Saint John Region which includes three counties, i.e. St. John, Kings and Charlotte and three parishes from Queens County i.e. Brunswick, Hampstead and Petersville. It is assumed that population changes in Gondola Point are interdependent with Saint John Region and that the ratio between Gondola Point population and the Region's population would remain constant for the projected period.

The projections for Saint John Region were carried out in 1978.* These projections are bases upon employment projections which in turn are based upon certain anticipated economic activity within the Region.**

4.6.2.1. Method For Calculating Five Year Age Groups And Male/Female Distribution For Ratio Projections

The ratio method of projections provides only total population for the projected years. The method and assumptions used to calculated five year age groups and male - female distribution are as follows.

It was assumed that population structure for ratio projections would be the same as in case of trend projections. To calculate five year age groups and male - female distribution age group weights were calculated for trend projections. The method used for calculating the age group weights is as follows.

$$\text{Age group weight:} \quad \frac{\text{Population in a specific Age Group}}{\text{Total Population}}$$

Example:

Total Population 1981(Trend Projections):	3031
Male Population 0-4 Age Group:	152
Age Group Weight:	152
	3031
	: .050

To calculate number of people in a specific age group (Male or female) the total population of the projected year is multiplied by the age group weight of the specific age group.

---

* Muhammad Arif, Saint John Regional Plan: Population Technical Report No. 2, Department of Municipal Affairs, Province of New Brunswick, 1978, pp 279-281.

** For details on Economic Base Projections see Brian Dick and Gordon Hood, Saint John Regional Plan: The Regional Economy, Technical Report No. 4, Department of Municipal Affairs, Province of New Brunswick, 1978, pp. 75-82.

Example:

Total Population in 1981 (Ratio Projections):		2267
0-4 age group for male:		.050
Male Population in 0-4 age Group:	2267 x	.050
	:	113

Similar calculations are carried out for all other age groups seperately for male and female. The age group weights which were calculated for the purpose of these projections are presented under Table 4.6.

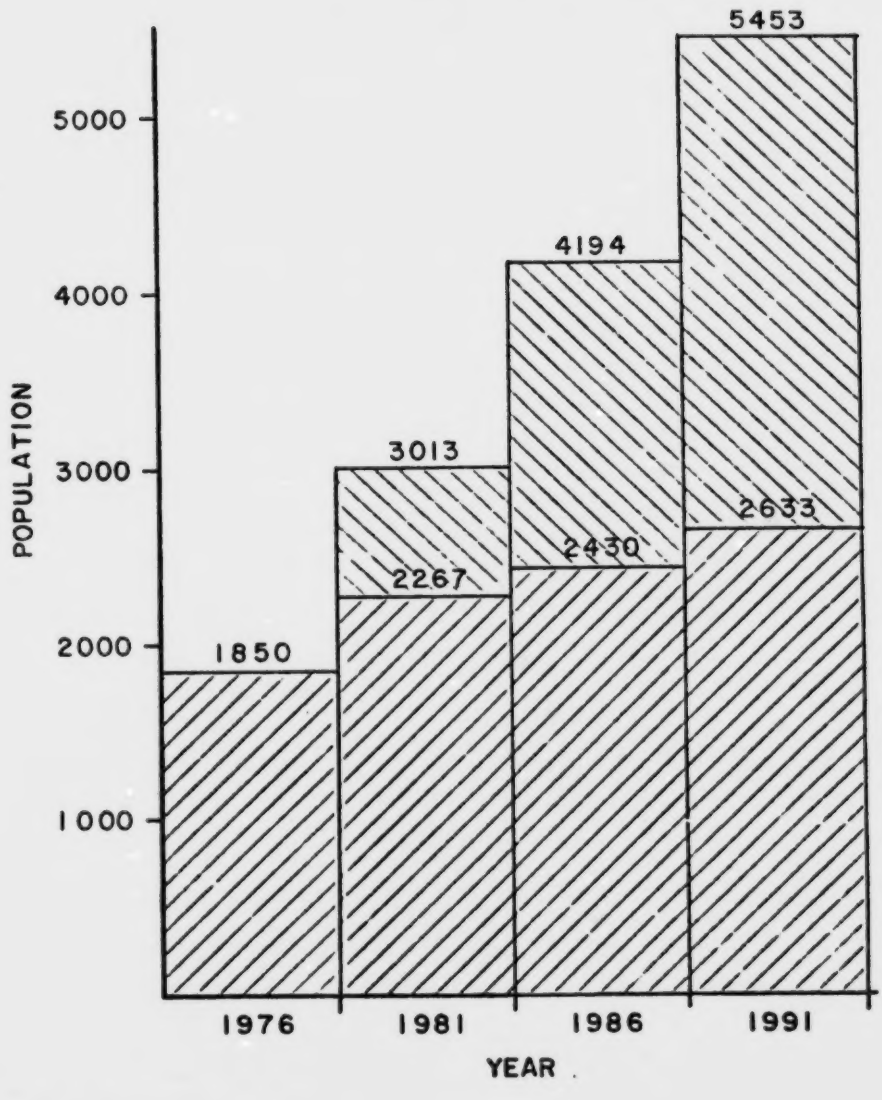
Both types of projections are presented under Table 4.6.1. and these projections are graphically presented through Figure 4.6. The trend projections by five year age group and by male - female are presented under Table 4.6.2. and same is done for ratio projection under Table 4.6.3.

It should be pointed out here that projections are a guess. An effort is made to approximate these projection as close to reality as the existing knowledge of future trends would permit. However these projections should not be considered reality. It is quite probable that the future, when it unfolds, may be quite different than anticipated because some unforeseen circumstances were not accounted for. This should be kept in mind when basing decision on any type of projections.

According to trend projections the population of Gondola Point in 1991 would be over 5000(5453). The basic assumption of the trend projections is that 1971-1976 migration trends would continue however the growth rate would somewhat decline. This decline would be result of two factors: increasing energy costs

FIGURE 4.6

VILLAGE OF GONDOLA POINT
POPULATION PROJECTIONS



and high interest rates discouraging people to move out of St. John. Nonetleless the trend projections are still realistic for a community like Gondola Point which provides attractive Suburban living environment for people working in Saint-John City.

Table 4.6. Village of Gondola Point

Age Group Weights

Based on Trend Projections

	1981		1986			
Age Groups	M	F	M	F	M	F
0-4	.050	.051	.049	.049	.049	.049
5-9	.058	.051	.055	.049	.051	.047
10-14	.059	.049	.054	.050	.051	.048
15-19	.046	.048	.050	.043	.047	.044
20-24	.034	.030	.037	.041	.040	.037
25-29	.025	.038	.027	.035	.030	.042
30-34	.030	.046	.031	.038	.030	.035
35-39	.041	.040	.031	.044	.031	.037
40-44	.032	.030	.035	.032	.028	.036
45-49	.027	.015	.030	.025	.032	.027
50-54	.025	.019	.023	.017	.026	.024
55-59	.022	.031	.024	.024	.022	.021
60-64	.016	.026	.015	.024	.017	.020
65-69	.010	.014	.014	.021	.013	.021
70-plus	.018	.018	.016	.017	.019	.024

Table 4.6.1. Village of Gondola Point

Population Projections

	1976 (census Population)	1981	1986	1991
Trend Projections	1850	3013	4194	5453
Ratio Projection	1850	2267	2430	2633

Table 4.6.2. Village of Gondola Point

Trend Projections

Age Group	1976 (Census Population)			1981			1986			1991		
	M	F	T	M	F	T	M	F	T	M	F	T
0-4	150	125	270	152	153	305	204	206	410	266	269	535
5-9	135	95	225	176	153	329	229	206	435	280	258	539
10-14	90	90	180	177	149	326	226	209	435	279	262	541
15-19	70	50	120	138	146	284	209	179	388	258	239	497
20-24	50	65	115	102	90	192	154	171	325	220	204	424
25-29	105	125	225	76	116	192	112	146	258	163	227	390
30-34	125	120	245	90	140	230	130	160	290	165	190	355
35-39	70	60	125	125	122	247	129	186	315	169	205	374
40-44	45	30	75	97	92	189	148	134	282	152	198	350
45-49	30	35	65	83	46	129	127	104	231	177	146	323
50-54	30	25	60	76	59	135	98	72	170	140	129	269
55-59	20	25	45	66	95	161	101	101	202	122	113	235
60-64	15	15	30	48	78	126	62	102	164	94	108	202
65-69	10	15	25	29	41	70	60	90	150	73	113	186
70-plus	20	15	40	54	44	98	69	70	139	103	131	234
TOTAL	955	885	1850	1489	1524	3013	2058	2136	4194	2661	2792	5453

Table 4.6.3. Village of Gondola Point

Ratio Projections

Age Group	1976 (Census Population)			1981			1986			1991		
	M	F	T	M	F	T	M	F	T	M	F	T
0-4	150	125	270	113	116	229	119	119	238	129	129	258
5-9	135	95	225	132	116	248	134	119	253	135	124	259
10-14	90	90	180	134	111	245	131	122	253	135	127	262
15-19	70	50	120	104	109	213	122	105	227	124	116	240
20-24	50	65	115	77	68	145	90	100	190	106	98	204
25-29	105	125	225	57	86	143	66	85	151	79	111	190
30-34	125	120	245	68	104	172	75	92	167	79	92	171
35-39	70	60	125	93	91	184	75	107	182	82	98	180
40-44	45	30	75	73	68	141	85	78	163	74	95	169
45-49	30	35	65	61	34	95	73	61	134	84	71	155
50-54	30	25	60	57	43	100	56	41	97	69	63	132
55-59	20	25	45	50	70	120	58	58	116	58	55	113
60-64	15	15	30	36	59	95	36	58	94	45	53	98
65-69	10	15	25	23	32	55	34	51	85	34	55	89
70-plus	20	15	40	41	41	82	39	41	80	50	63	113
TOTAL	955	885	1850	1119	1148	2267	1193	1237	2430	1283	1350	2633

4.7. Summary

1. The population of Gondola Point increased sharply between 1971-1976 - 117.2% compared to 6.73% provincial average. This increase was mainly due to in-migrations.

2. It is probable that in future there would be a noticeable decline in the rate of in-migrations to the Village. This might happen because of two factors, increasing energy costs and high interest rates discouraging prospective migrants from St. John City. In other words the population of the Village might not increase as sharply as it did between 1971-1976.

3. One of the conspicuous characteristic of demographic composition, in Gondola Point, is the high representation of younger age groups (0-34). This is due to the in-migration people of this age bracket, to the Village, from Saint John.

4. Predominant majority of people in Gondola Point are of English background (95.7%).

5. The average number of children per family, in the Village, is 1.8 which is same as the provincial average. However the average household size is 3.7 persons compared to provincial average of 3.4 persons. This higher average is simply due to the type of residential development in the Village i.e. single family with very little or no apartments. Absence of apartments limits the number of households composed of 1 or 2 persons thus biasing the averaging calculation for household size.

6. The Village does provide a pleasant Suburban living environment which would continue to attract in-migrants though not at the same rate as in the past. Thus it is reasonable to assume that trend projections are still realistic for the Village i.e. population of over 5000 by 1991.*

*Note: Trends projections were made in 1978. According to these projections, population of Gondola Point was expected to be 3,013 people by 1981. Now the preliminary figures for 1981 census are available. This preliminary figure for Gondola Point is 3,044 people which is very close to projected population of 3,013.

5.0. PHYSICAL FEATURES AND LAND USE

5.1. Introduction

One of the major goals of a municipal plan is to promote the orderly development of land in the community. To achieve this goal and to determine suitable areas for future development, the physical features of the community and existing land use patterns must be examined. This chapter deals with the above mentioned aspects of the community of Gondola Point.

The topics which would be considered are: bedrock geology, surficial geology, topographical features and existing land use patterns.

5.2. Bedrock Geology*

The Village of Gondola Point is underlain by sedimentary rocks of the lower Mississipian (Van de Poll, 1970, Horton Series), Kennebecasis formation. These rocks, mapped on Figure 5.2, consist of shales, siltstones, sandstones and conglomerates. The finer grained rocks are predominantly brick red in color but locally contain both alteration zones which are shades of mottled green to grey in color and beds of buff colored caliche limestones. The coarser grained clastics are varying shades of red, buff and grey-green coloration depending upon grain size, composition and degree of weathering. The beds of the Kennebecasis Formation which underlie the Village average less than one meter in thickness, strike in a northeasterly direction and dip on average 45° (80° maximum) to the northwest.

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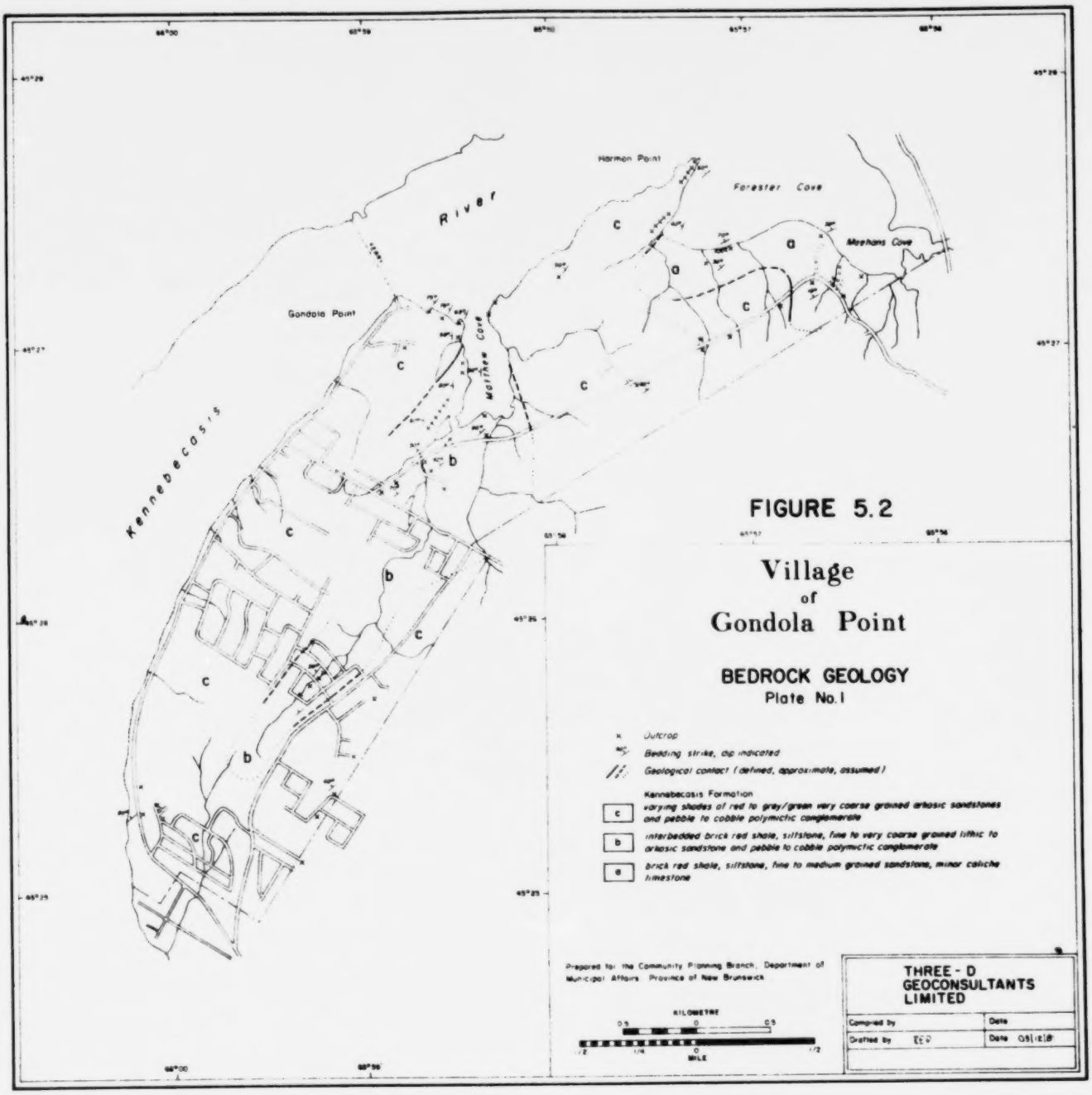
* Three-D GeoCusltants Ltd, Bedrock and Surficial Geology of the Village of Gondola Point, Kings County, New Brunswick, Fredericton, New Brunswick, December 1981. This report was commission by Community Planning Branch for the purposes of this study.


Harmon Point
Forester Cove
River
Meahans Cove
Gondola Point
Meahans Cove
Kennebecasis
c
b
a
FIGURE 5.2
Village
of
Gondola Point
BEDROCK GEOLOGY
Plate No. I
Outcrop
Bedding strike, dip indicated
Geological contact (defined, approximate, assumed)
Kennebecasis Formation
c varying shades of red to grey/green very coarse grained arkosic sandstones and pebble to cobble polymictic conglomerate
b interbedded brick red shale, siltstone, fine to very coarse grained lithic to arkosic sandstone and pebble to cobble polymictic conglomerate
a brick red shale, siltstone, fine to medium grained sandstone, minor caliche limestone
Prepared for the Community Planning Branch, Department of Municipal Affairs, Province of New Brunswick
KILOMETRE
0.5 0 0.5
1/2 1/4 0 1/2
MILE
THREE - D GEOCONSULTANTS LIMITED
Compiled by
Date
Drafted by EEV
Date 05/12/87

The Kennebecasis Formation within the Village boundary has been divided into three units. Unit "a" consists of brick red shales, siltstones and fine to medium grained sandstones. Beds of mottled green to grey colored alteration zones and buff colored caliche limestones are present locally. The shales and siltstones tend to fracture and rubblize in surface outcrop whereas the intebedded sandstones tend to retain their competency. Unit "b" consists of interbedded brick red shales, siltstones, fine to very coarse grained cross-bedded lithic and arkosick sandstones and pebble to cobble polymictic conglomerates. The conglomerates and coarse grained sandstones weather to a grey and to a grey-green color although they exhibit a dark red coloration on the fresh surface. Differential surface weathering of individual rock fragments produce a distinctive vuggy character to the conglomerates although they are very competent rocks displaying poor porosity. Unit "c" consists of interbedded very coarse grained cross-bedded arkosic sandstones and pebble to cobble conglomerate with an arkosic sandstone matrix. The fragments which make up the rocks of this Unit consist of metasediments and metavolcanics displaying varying shades of green and grey coloration, maroon colored lithic fragments, quartz and potassium feldspar. The distinctive feature of the Unit is its "granitic" appearance which is due to the preponderance of quartz and potassium feldspar fragments.

The nature of these Units is such that Unit "a" tends to erode whereas Unit "c" tends to be resistant to erosion and Unit "b" falls between these two extremes of erosional potential. The result is that Unit "a" is found exposed in topographic lows and Unit "c" is exposed on topographic highs with Unit "b", as expected, exposed on topography intermediate to these two extremes.

5.3. Surficial Geology

The bedrock cover in the Village of Gondola Point, where present, consists of a maximum of two meters of glacial till. This cover is an extention of limit "B" mapped by Ruitenberg and Finamore (1979) as an ablation till-bedrock complex. The thin nature of this cover is most evident on the heights of land within the Village which are currently undergoing residential development.

Such topographic highs have the least amount of bedrock cover in the natural state and mechanical denudation enhances this fact. Examples of such surficial erosion are evident along the eastern boundary of the Village off Vincent Road accessed via Logan Drive, Yandal Drive and Legend Lane. Similarly, the northwesterly facing slope running the length of the Village and overlooking the Kennebecasis River tends to be very thinly covered although the bedrock cover is slightly thicker than the areas cited above which parallel the Village boundary. The southeast slopes of the headlands at Gondola Point and Harmon Point, facing Matthew Cove and Forester Cove, respectively, tend to be rather steep-sided,

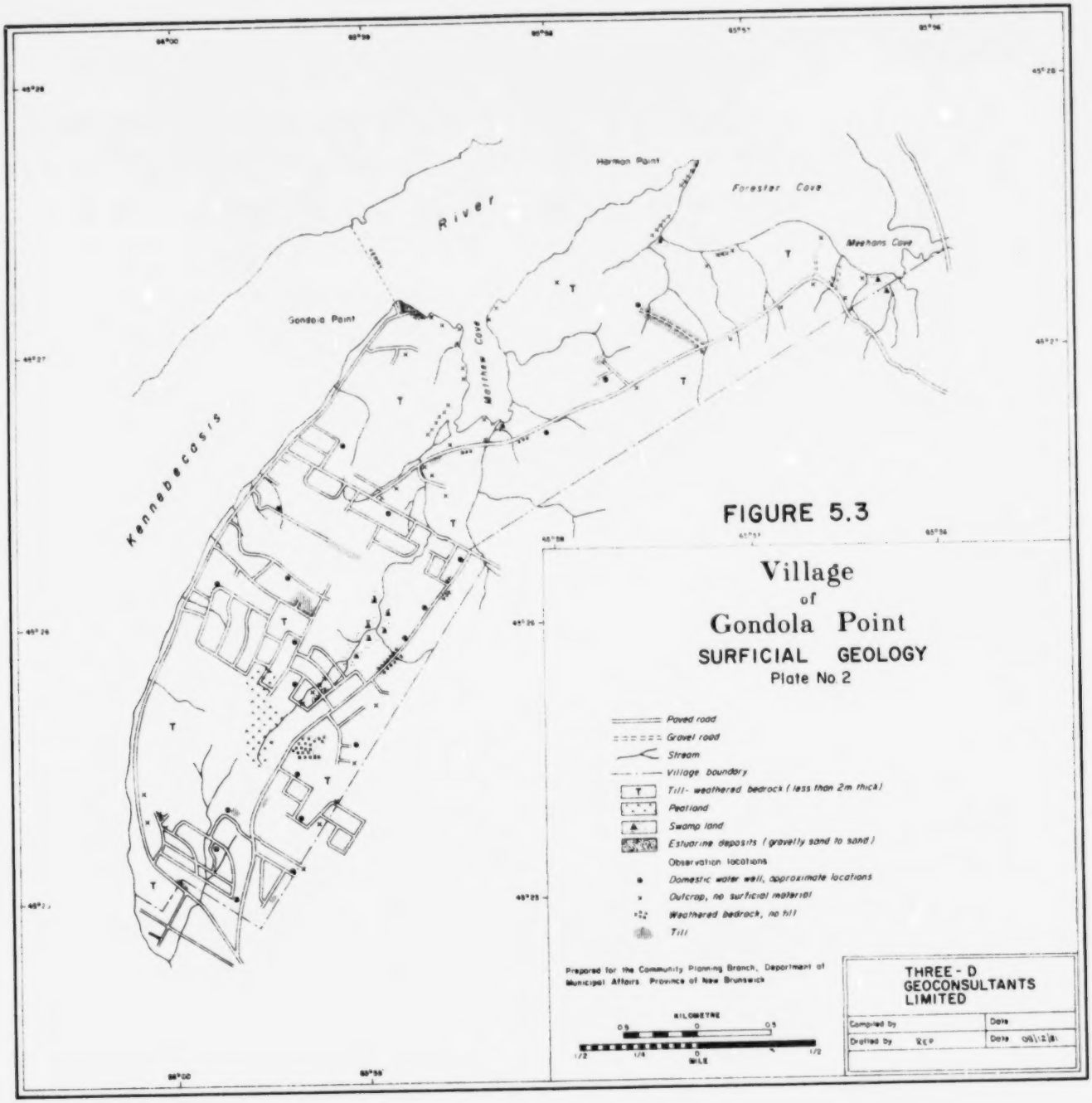

Harmon Point
Forester Cove
Meehans Cove
River
Gondola Point
Harrison Cove
Kennebecasis
T
Village
of
Gondola Point
SURFICIAL GEOLOGY
Plate No. 2
Paved road
Gravel road
Stream
Village boundary
Till- weathered bedrock (less than 2m thick)
Peatland
Swamp land
Estuarine deposits (gravelly sand to sand)
Observation locations
Domestic water well, approximate locations
Outcrop, no surficial material
Weathered bedrock, no till
Till
Prepared for the Community Planning Branch, Department of Municipal Affairs Province of New Brunswick
KILOMETRE
0.5 0 0.5
1/2 1/4 0 1/4 1/2
MILE
THREE - D GEOCONSULTANTS LIMITED
Compiled by
Date
Drafted by R.E.P
Date 08\12\81

FIGURE 5.3

having no till cover and are littered with bedrock, derived boulders, in places of very large magnitude (±8 meter^3).

Six rather small deposits of modern surficial material are outlined on Figure 5.3. Five of these consist of shallow water deposits which are generally fine grained and occur in poorly drained marshlands. Although four consist of typical swamplands, the fifth, at the southern end of Gondola Boulevard, consists predominantly of peat and is the source for Saunders Brook as well as other minor streams. The sixth deposit, at the northern head of Gondola Point is a modern estuarine deposit consisting of gravely sand to sand.

5.4. Economic Geology*

No deposits of any minerals of economic significance have been found in the sedimentary red beds of the Kennebecasis Formation. Similarly, no deposits of any granular resources of economic significance have been found as part of the bedrock cover within the Village of Gondola Point. Therefore there are no concerns with regard to any conflict with any potential future non-renewable mineral resources development, given the present state of knowledge.

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* Ibid pp. 5-6

5.5. Recommendations:

It is recommended that the Village must protect from erosion the thin surficial bedrock cover which exists in the area, with particular attention being paid to drainage ditch erosion (see further discussion under section 9.2). Land owners should be urged to retain what vegetation cover exists on their properties and be encouraged to add stabilized surficial cover in the form of lawns. Clear cutting, particularly of steeply sloped ground, as has occured on the highlands overlooking Meehans Cove, should be discouraged especially in areas where close spaced residential development is anticipated.

5.6. Topographical Analysis

This section deals with slope analysis. The information with regard to slopes is shown on Figure 5.6. From planning view point slopes in access of 15% are not suitable for development. Because they are expensive to build upon, expensive to provide services, roads would be steep and treacherous. Clearing snow on these roads would be another problem.

As discussed earlier in this document, the material which makes up the bedrock cover in the Village of Gondola Point consists of a maximum of two meters of ablation till. This cover is very limited in thickness to nearly absent in all areas of topographic high within the Village. This poses the problem of drainage ditch erosion. Clearing cutting on highlands, for the purposes of development, aggravates the problem. However areas with 15% and greater slopes need to be traversed in order to access developable land.

KENNEBECASIS RIVER

SLOPES

0 - 10 %

10 - 15 %

15% or more

FIGURE 5.6

Village of
GONDOLA POINT

TOPOGRAPHICAL ANALYSIS

SCALE ECHELLE

DATE NOVEMBER 1981 GRAPHICS

Lands with a slope of 10-15% are suitable for low density development only. Slopes between 0-10% present least amount of development constraints.

5.7. Historical Development:

To gain appreciation of the historical development of the Village of Gondola Point, aerial photographs prior to 1945 and after were examined. The development pattern as defined by air photo analysis are presented on Figure 5.7. The periods for which this analysis was completed was pre 1945, 1945-1953, 1953-1962 and 1962-1981.

As the Figure 5.7 shows there was relatively very little development prior to 1945. The development which was there was mainly along Gondola Point Road. Between 1945-1953 there was very little activity with regard to new development and same is true for the period 1953-1962.

The major development activity took place between 1962-1981. It was during this period that major subdivisions came into existence, as is evident from Figure 5.7.

5.8. Existing Land Use

The Village of Gondola Point covers an area of 881 ha (2176 acres). An examination of the existing land use map (based on land use survey carried out by the Community Planning Branch) shows most of the development took place in the form of major subdivision as opposed to scattered development.

KENNEBECASIS RIVER

SOURCE
DEPT OF NATURAL RESOURCES
AERIAL PHOTO LIBRARY

PRE 1945
1945 - 1953
1953 - 1962
1962 - 1981

Village of
GONDOLA POINT

HISTORICAL DEVELOPMENT

SCALE ECHELLE

DATE NOVEMBER 1981 GRAPHICS

FIGURE 5.7

Starting from West there is a major subdivision between Gondola Point Road and Vincent Road, extending South of Vincent Road. East of this subdivision there is another subdivision south of Vincent Road which extends into the Village of Quispamsis. East to this is the major subdivision known as Sherwood Park which extends South from Gondola Point Road to Vincent Road and beyond. East to that is the third subdivision, again between Gondola Point Road and Vincent Road on both side of the Quispamsis Road. Finally there are indivisual houses along Meehan Cove Road.

The area under different land uses were calculated. The result of this calculation is presented under Table 5.8. These calculations are rough and approximation of areas under different uses.

Table 5.8. Village of Gondola Point

Existing Land Use By Area

Land Use	Area Hectares (Acres)	Percentage of Total
Residential		
-single family	186 (460)	94.0
-multiple family	1 (2)	.5
Commercial	1.2 (3)	.6
Recreation	2.8 (7)	1.4
Utilities	2.4 (6)	1.2
Institutional	4.5 (11)	2.3
TOTAL	198 (489)	100%

Source: Community Planning Branch Survey

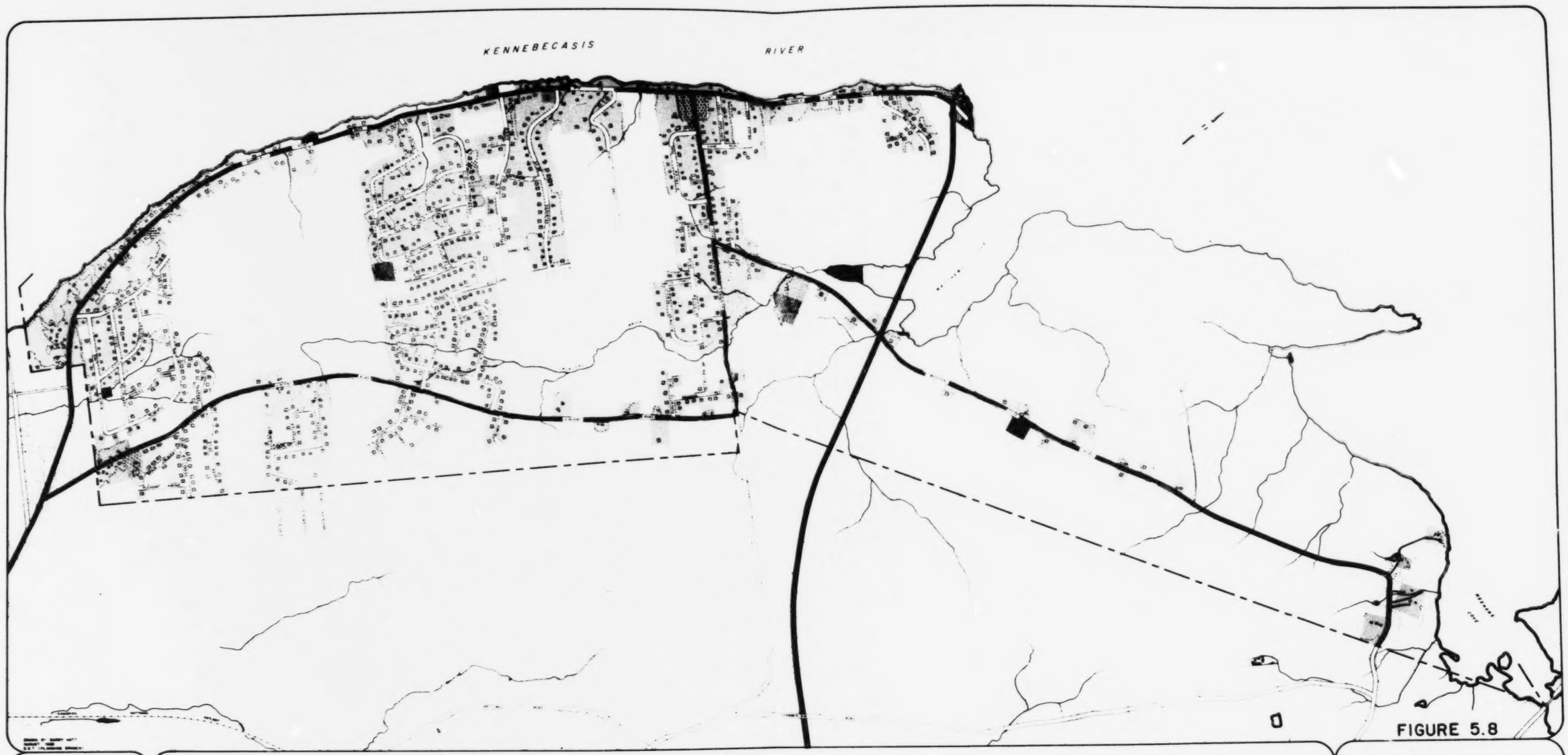

KENNEBECASIS
RIVER
RESIDENTIAL
single family
multiple family
COMMERCIAL
RECREATION
AGRICULTURE
UTILITIES
INSTITUTIONAL
PROVINCIAL HIGHWAYS
collector
local (numbered)
MUNICIPAL HIGHWAYS
roads and streets
PROPOSED GONDOLA POINT ARTERIAL
Village of
GONDOLA POINT
EXISTING LAND USE
AND
TRANSPORTATION NETWORK
SCALE
ECHELLE
DATE NOVEMBER 1981
GRAPHICS

FIGURE 5.8

The data under Table 5.8. shows that most dominant use, in Gondola Point, is residential. This is expected as Gondola Point is strictly residential community. Almost 100% of the residential use is single-family dwellings.

6.0. HOUSING

6.1. Introduction

This section of the report deals with type, quality, housing stock or quantity, and discussion on future housing needs in the Village.

Historical data on housing was extracted from 1971 and 1976 Statistics Canada Publications. The data with regard to building conditions was obtained through a field survey carried out by the Community Planning Branch.

6.2. Housing Stock

As stated earlier this information was extracted from Statistics Canada Publications. This data for 1971 is presented below.

Table 6.2. Village of Gondola Point

Dwellings by Type - 1971

Type	Number	% of Total
Single-detached	200	87.0
Single-attached	-	-
Double house	-	-
Apartments	15	6.5
Mobile	15	6.5
TOTAL	230	100.0

Source: Statistics Canada

According to 1971 Census, there were total of 230 occupied dwellings in Gondola Point, of this total, predominant majority were single-detached, i.e. 87.0%. There were no duplex type housing in the Village. Apartments and mobile type dwellings were again very few that is 6.5% each. According to 1971 census, the average number of rooms per dwelling were 5.8 and average number of bedrooms per dwelling were 2.9. The average number of persons per room were 0.66.

The similar housing data for 1976 is presented under Table C.2.1.

Table C.2.1. Village of Gondola Point

Dwelling by Type - 1976

Type	Number	% of Total
Single-detached	435	86.0
Single-attached	5	1.0
Double House (side by side)	5	1.0
Apartments	5	1.0
Duplex (one above the other)	50	10.0
Mobiles	5	1.0
TOTAL	505	100.0

Source: Statistics Canada

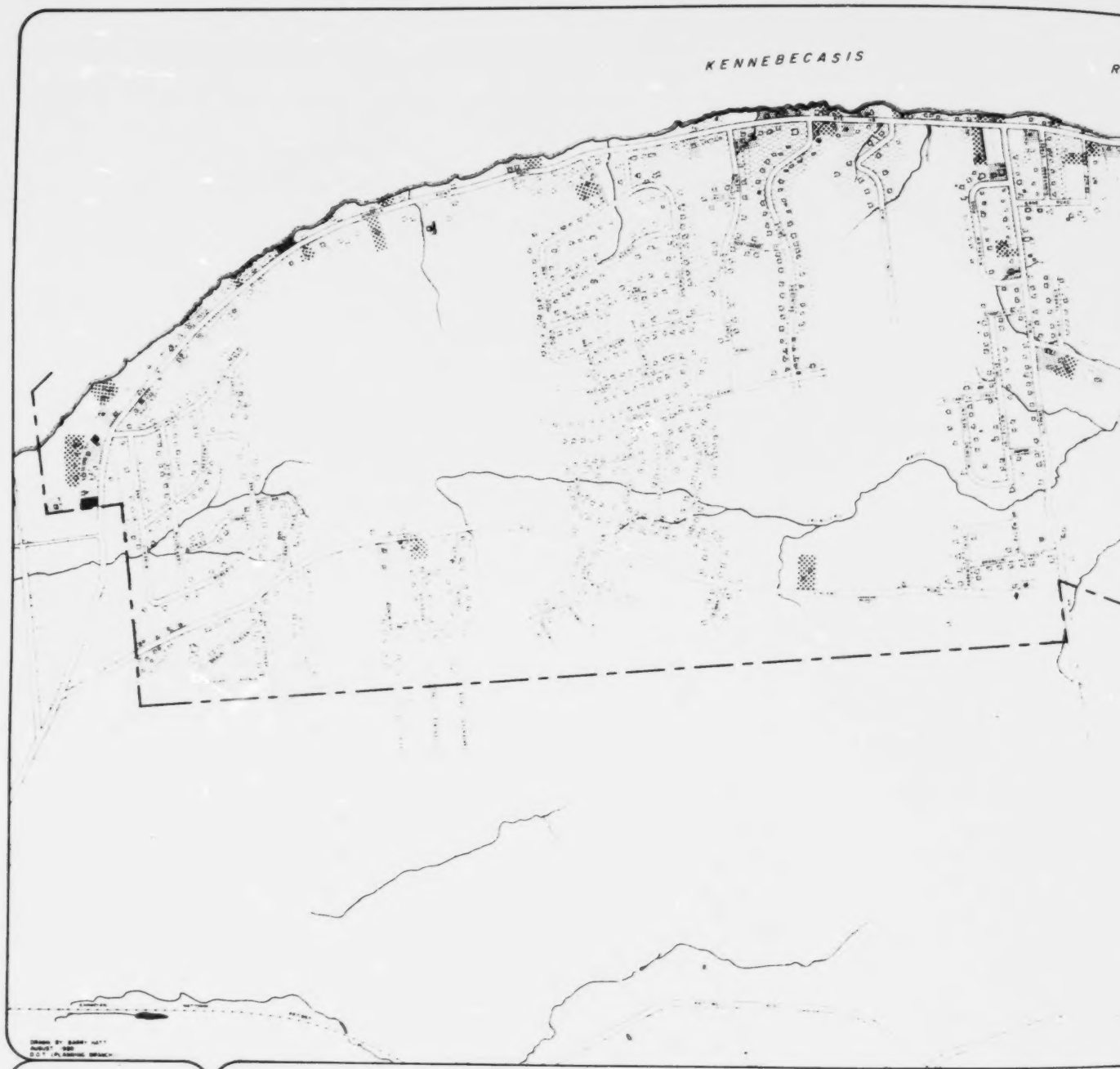
The 1976 data shows that predominant majority of housing type continued to be single-family detached. However the total number of dwellings more than doubled from 1971 to 1976 i.e. from 230 in 1971 to 505 in 1976 - an increase of nearly 120%. This indicates that Gondola Point has grown at a very fast rate during this period.

6.3. Community Planning Branch Building Condition Survey

A field survey was conducted by the staff of the Community Planning Branch to determine the conditions of buildings in Gondola Point. Buildings were classified into five categories as follows:

Very Good	- New, or no maintenance required at present.
Good	- Only slight repainting and general maintenance needed.
Fair	- Small repairs needed. Minor repairs needed on sheet metal (flashing, eavestroughs, downspouts); slight repairs of wall siding, roofing and trim; or major repainting required.
	- Major repairs and complete repainting needed. Major non-structural repairs needed(chimneys, roofing, stairs, steps and porches), or minor structural repairs needed (slightly leaning walls on a good substructure on a poor post foundation; or woodwork too close to ground).
Very Poor	- Major structural deterioration. Leaning walls, sagging roof, jambs, lintels and sills which are out of plumb or not level; cracked foundation or poor masonary; a rotting structure indicated by woodwork below grade or a structure which is exposed to the weather.

The data obtained through this survey is presented on Figure 6.3. The survey revealed that the majority of the buildings in the Village are in fair to good condition. There are some poor structures however there is no concentration of such structure in any particular area. It is recommended that Council should encourage the owners to remedy the poor condition of structures.



GOOD - VERY GOOD

FAIR

POOR

VERY POOR

FIGURE 6.3

Village of
GONDOLA POINT

BUILDING CONDITIONS

SCALE ECHELLE

DATE DECEMBER 1981 GRAPHICS

6.4. Housing Starts

The data on housing starts was provided by the Village. This data is presented under Table 6.4.

Table 6.4 Village of Gondola Point

Housing Starts - Historical Perspective

Year	No. of Units	Percentage change
1974	52	
1975	66	27.0%
1976	60	- 9.1
1977	76	26.7
1978	88	15.8
1979	67	-23.7
1980	32	-54.3
1981	20	-37.5

Source: Gondola Point, Municipal Office

An examination of data, under Table 6.4, shows that by 1981 there was significant decline in the rate of housing starts. This decline could be attributed to number of factors such as: inflation (high cost of building material), high energy cost discouraging people to move to Suburban community like Gondola Point thus curbing the demand for housing, and high interest rates.

6.4.1. Future Housing Needs

The population projections for the Village are 5453 people by 1991 which is an increase of 3600 people over 1976 population. In 1976, the average household size in Gondola Point was 3.7 people. Assuming the same household size for

future there will be 973 more dwelling units required. It is also assumed that all future dwelling units would be single family detached. According to "housing starts" data 346 housing unit (see table 6.4) presumably have been already completed since 1976. Thus future requirement would be 627 new housing units. According to a CMHC estimate there is 601 hectares of potential land supply, in Gondola Point, by 1985. This shows that there is sufficient developable land within the Village to accommodate the projected future population.

7.0. TRANSPORTATION

7.1. Introduction

Transportation facilities, such as streets and road network within the Village, have significant impact upon: the way the Village has developed and might develop in the future.

The long range objective of the transportation component of the Municipal Plan is to: improve the spatial organization of the municipality, provide easy accessibility to residents to their place of work, schools, shopping, parks and other activities. Moreover, transportation network should serve the public with safe, efficient, reliable, convenient and ecomical transportation facilities.

KENNEBECASIS
RIVE

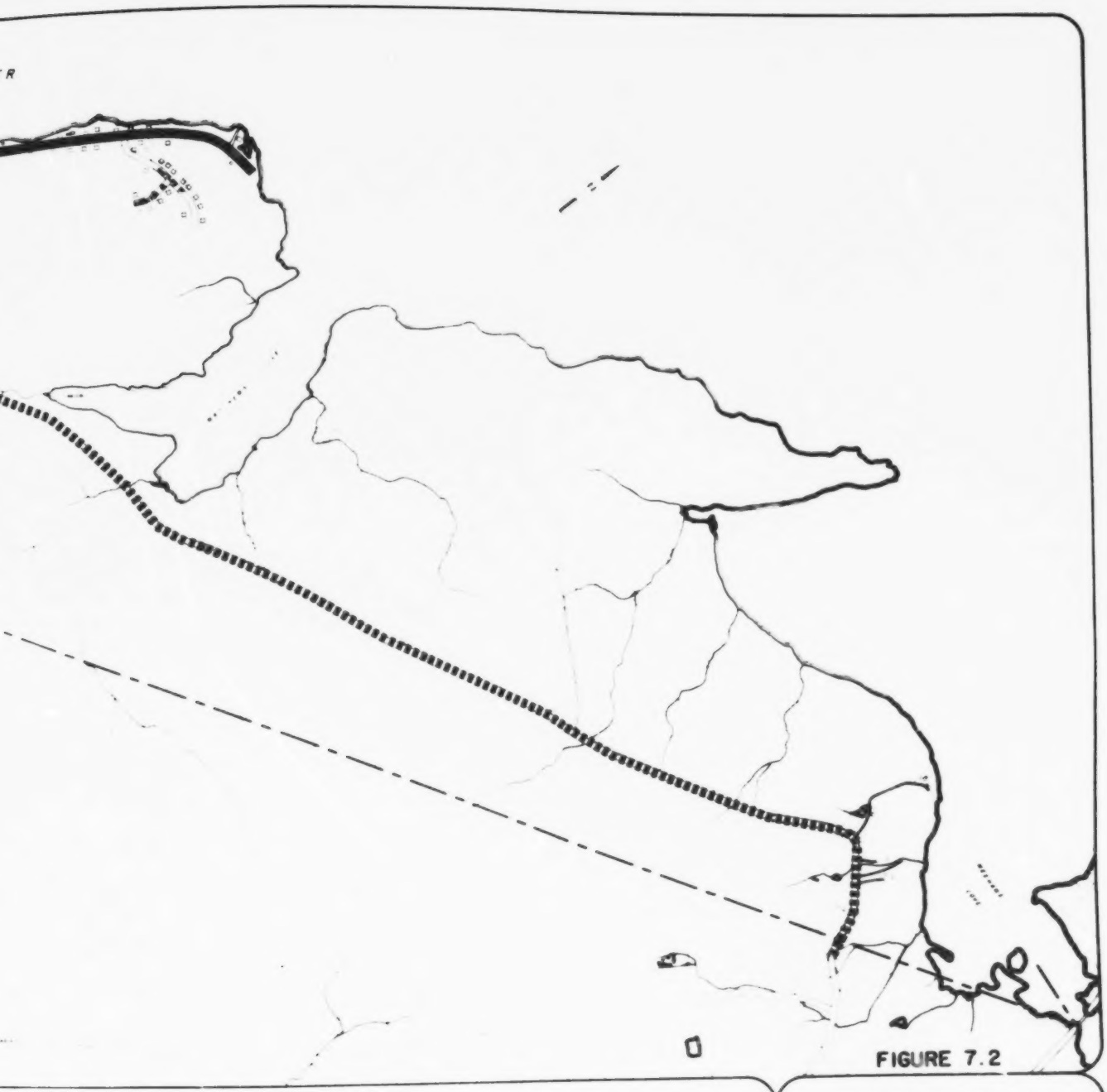


FIGURE 7.2

Arterial

Collector

Village of
GONDOLA POINT

STREET CLASSIFICATION

SCALE ECHELLE

DATE FEB. 1982 GRAPHICS E.H.

7.2. Street Classification:

For proper planning and maintenance of Street Systems, traffic engineers have developed a heirarchy or classification of streets based on function. This classification is as follows:

(a) Arterial Streets: Arterial streets are those providing through traffic movements between areas and across the Town. Ideally, on these streets direct access is not provided to abutting properties. Gondola Point Road within the Village is designated as arterial Road. Also proposed Gondola Point ferry road would be arterial when built. This road would connect ferry terminal in Gondola to Mackay Highway.

(b) Collector Streets: Collector Streets serve subdivisions or provide for the channeling of traffic between local and arterial streets. Limited direct access to abutting properties is provided. In allowing access, consideration should be given to traffic flow and safety. Meehan Cove Road, Quispamsis Road and Vincent Road are designated as collector streets.

(c) Local Streets: These streets provide direct access to abutting residential, business and institutional properties. The remainder of the streets in the village are designated as local streets.

The Streets by above classification are shown on Figure 7.2.

7.3. Administrative Classification:

Administrative classification refers to the distinction between provincially designated highways and municipal streets.

(a) Provincially Designated Highways:

Provincially designated highways within the Village are as follows:

Route # 119 (Gondola Point Road)
Meehan Cove Road
Quispamsis Road
Vincent Road.

(b) Municipal Streets:

The remainder of the streets within the Village are municipal streets.

7.4. Road Design Characteristics

The following Table provides road design characteristics for arterial, collector and local streets.

Table 7.4. Road Design Characteristics

	Arterial	Collector	Local
Design Speed	50-60 Km.p.h.	50 Km.p.h.	30-40 Km.p.h.
[illegible]	Limited Crosswalks	Crosswalks	Crosswalks
[illegible]	[illegible] required	Some - controlled	Access provided
Sidewalk	Yes: close to school and recreation facilities	Yes: close to school and recreation facilities	Not required
Parallel and Parking	Commercial Area - Controlled	One side only	One side only
Right of way	20 m	20 m	20 m
Surface width	11 m	8 m	8 m

Source: The Background Study, Vol. 1, Village of Quispamsis.

.5 Street Conditions

The Department of Transportation survey shows that the total length of streets within the Village is 34.391 Km. Of this total, 13.607 are designated as provincial highways and 20.784 Km are municipal streets.

A survey was carried out by the Village to assess the condition of streets. The data obtained from this survey is presented under Table 7.5.

TABLE 7.5.

VILLAGE OF GONDOLA POINT

STREET CHARACTERISTICS AND CONDITIONS

Name of Street	Length (km)	No.of Lanes	Lane (km)	R.O.W.	Driving Width	Type	Surface Condition	Sidewalk	Remarks
PROVINCIAL									
Route No. 119 (Gondola Point Rd.)	5.037	2	10.074	20 M	6.5 m	Asphalt	Good	No	Shoulders poor
Meehan Cove Road	3.814	2	7.628	20	6.5	Chip Seal	Fair	No	
Quispamsis Road	1.449	2	2.898	20	6.5	Asphalt & Chip Seal	Good	No	
Vincent Road	3.307	2	6.614	20	6.5	Asphalt & Chip Seal	Fair	No	Shoulders poor
TOTAL GOVERNMENT KILOMETRAGE	13.607		27.214						
MUNICIPAL									
"A" Street (Matthews Drive)	.412	2	.824	20	6.5	Chip Seal	Fair	No	
Allan-A-Dale Lane	.427	2	.854	20	6.5	Asphalt	Good	No	
Archer Drive	.195	2	.390	20	6.5	Asphalt	Poor	No	
"B" Street (Sheraton Avenue)	.143	2	.286		6.5	Chip Seal	Fair	No	
Boyd Avenue	.108	2	.216	20	6.5	Asphalt	Good	No	
Brandon Street	.282	2	.564	20	6.5	Asphalt	Good	No	
Braun Crescent	.267	2	.534	20	6.5	Asphalt	Good	No	

Source: The Village of Gondola Point

Name of Street	Length (km)	No.of Lanes	Lane (km)	R. O. W.	Driving Width	Type	Surface Condition	Sidewalk	Remarks
Campbell Street	.111	2	.222	20	6.5	Asphalt	Good	No	
Carpenter Drive	.718	2	1.436	20	6.5	Asphalt	Good	No	
Cloverdale Street	.048	2	.096	20	6.5	Asphalt	Good	No	
David Court	.073	2	.146	20	6.5	Asphalt	Good	No	
Doncaster Drive	.427	2	.448	20	6.5	Asphalt	Fair-Poor	No	Shoulders poor
Earles Court	.224	2	.448	20	6.5	Asphalt	Good	No	
Elizabeth Street	.219	2	.438	20	6.5	Asphalt	Good	No	
Friar Tuck Lane	.105	2	.210	20	6.5	Asphalt	Good	No	
Gondola Boulevard (2 sections)	.853	2	1.706	20	6.5	Asphalt	Good	No	
Grant Drive	.242	2	.484	20	6.5	Asphalt	Good	No	
Greenwood Court	.097	2	.194	20	6.5	Asphalt	Good	No	
Harrington Drive	.523	2	1.046	20	6.5	Asphalt	Good	No	
Hillhurst Drive	.534	2	1.068	20	6.5	Asphalt	Fair	No	Broken pavement at entrance
Jeffries Downs	.246	2	.492	20	6.5	Asphalt	Good	No	
Kane Road	.304	2	.608	20	6.5	Asphalt	Good	No	
Kenneview Drive	.267	2	.534	20	6.5	Asphalt	Good	No	Shoulders poor
King Richard Drive	.443	2	.886	20	6.5	Asphalt	Good	No	
Lancelot Drive	.365	2	.730	20	6.5	Asphalt	Good	No	

Source: The Village of Gondola Point

Name of Street	Length (km)	No.of Lanes	Lane (km)	R. O. W.	Driving Width	Type	Surface Condition	Sidewalk	Remarks
Legend Lane	.295	2	.590	20	6.5	Asphalt	Good	No	
Lionel Drive	.670	2	1.340	20	6.5	Asphalt	Good	No	
Little John Lane	.105	2	.210	20	6.5	Asphalt	Good	No	
Logan Drive	.457	2	.914	20	6.5	Asphalt	Good	No	Shoulders poor
Longbow Place	.390	2	.780	20	6.5	Asphalt	Good	No	
Marianne Drive	.653	2	1.306	20	6.5	Asphalt	Good	No	
Minstrel Drive	.221	2	.442	20	6.5	Asphalt	Good	No	
Myles Avenue	.439	2	.878	20	6.5	Asphalt	Good	No	
Myles Terrace	.243	2	.486	20	6.5	Asphalt	Good	No	
Northwood Street	.182	2	.364	20	6.5	Gravel	Impassable	No	Not completed - sub base only
Nottingham Drive	.560	2	1.120	20	6.5	Asphalt	Fair	No	
Parkwood Drive	.341	2	.682	20	6.5	Asphalt-Gravel	Good	No	Not completed - partly gravel
Pleasant Avenue	.219	2	.438	20	6.5	Asphalt	Good	No	
Prince Road	.201	1	.201	20	6	Asphalt	Good	No	No shoulders
Raymond Court	.060	2	.120	20	6.5	Asphalt	Good	No	
Rec. Hall Road	.295	2	.590	20	6.5	Asphalt	Good	No	
Riverview Road	.550	2	1.100	20	6.5	Asphalt	Good	No	

Source: The Village of Gondola Point

Name of Street	Length (km)	No.of Lanes	Lane (km)	R. O. W.	Driving Width	Type	Surface Condition	Sidewalk	Remarks
Roberts Lane	1.342	2	2.684	20	6.5	Asphalt	Good	No	Shoulders poor
Robin Hood Lane	.702	2	1.404	20	6.5	Asphalt & Chip Seal	Poor	No	Broken pavement
Ronald Court	.073	2	.146	20	6.5	Asphalt	Good	No	
Saunders Drive	.950	2	1.900	20	6.5	Asphalt	Fair	No	
Scarlett Drive	.399	2	.798	20	6.5	Asphalt	Good	No	
Sherwood Drive	.645	2	1.290	20	6.5	Asphalt	Fair	No	Broken pavement
Stonyplain Avenue	.829	2	1.658	20	6.5	Asphalt	Good	No	
Sunnybank Street	.237	2	.474	20	6 - 6.5	Asphalt	Fair-Poor	No	Broken pavement - bumps
Tanglewood Court	.081	2	.162	20	6.5	Asphalt	Good	No	
Titus Crescent	.457	2	.914	20	6.5	Asphalt	Good	No	
Valleyview Drive (2 sections)	.633	2	1.266	20	6.5	Asphalt	Good	No	
Woodwind Crescent	.365	2	.730	20	6.5	Asphalt	Good	No	
Yandall Drive	.402	2	.804	20	6.5	Asphalt	Good	No	
Yoeman Court	.155	2	.310	20	6.5	Asphalt	Good	No	
TOTAL MUNICIPAL	20.784		41.367						
TOTAL MUNICIPAL & PROVINCIAL	34.391		68.581						
KILOMETRAGE FOR GRANT FORMULA									
PROVINCIAL	13.607		27.214						
MUNICIPAL	20.784		41.367						

Source: The Village of Gondola Point

Most of the streets within the Village are in fair to good condition. However there are few streets which have broken pavements and poor shoulders. It is expected that these problems would be ameliorated through the upkeep program of the Village in case of municipal streets and provincial upkeep program in case of provincial highways.

8.0. COMMUNITY SERVICES AND FACILITIES

8.1. Education

Education is a basic community facility. The Provincial Department of Education maintains responsibility for financing school construction, establishing district boundaries and building standards. The Department of Education also maintains responsibility for curricula and teacher training.

The Village of Gondola Point falls within School District 19. The administrative offices for this school district are in Hampton. The administration is headed by a superintendent. The office of superintendent provides overall administrative supervision and also serves as a link between district school board and the Department of Education.

There is no public school in the Village. The Rothesay Baptist Church located in Gondola Point is the only institution which provides educational facilities. It is a private institution.

For elementary education children are sent to Fairvale Elementary School. For French immersion classes children go to Rothesay Elementary School.

For junior high, students go to Rothesay Junior High School and Harry Miller Junior High School. Both schools are located in Rothesay.

The students for senior high level go to Kennebecasis Valley High School located in Quispamsis. Some students also go to Rothesay collegiate school and Northwood school for girls both located in Rothesay and are private schools.

No problems were identified with regard to educational facilities.

8.2. Health Facilities

The residents of Gondola Point use the hospital facilities in Saint John City. For ambulance service the Village has agreement with the Village of Quispamsis. The health facilities are considered satisfactory.

8.3. Police Protection

The Village has contract with RCMP stationed in Hampton. There is a daily petrol in the Village. After hours the resident can reach RCMP through a Zenith number. Police protection is considered satisfactory however the Village might consider joining in a regional police protection with other communities in the area.

8.4. Fire Protection

For fire protection the Village has contract with the Town of Rothesay. The protection is considered satisfactory.

8.5. Recreation Facilities

The existing recreational facilities are considered excellent by the Village. Most of the recreational facilities

are located in Recreation Centre. The building at the site of this recreational centre is available to various groups for use, free of charge. The recreational facilities located at the site include the following.

- three tennis courts;
- soccer field which can be also used as football field;
- Baseball diamond;
- Running track;
- the Village is in the process of building a playground for tiny tots.

Mr. Wagstaff of the N.B. Department of Youth, Recreation and Cultural Resources was requested to evaluate the recreation facilities in the Village. His comments are summarized as follows:*

1. The general layout of facilities is good.

2. To access the facilities majority of the residents require some form of transportation. Those (potential users) who do not have any means of transportation may find the facilities not easily accessible. However the Village does not have sufficient land in a more central location to build such facilities.

3. The Structure at the Recreation Centre should not be expanded any further. If more space is required in future the Village might consider another location or vertical development at the same location.

4. The tennis courts, due to their location on higher grounds, require windscreens. The Department of Youth, Recreation and Cultural Resources may have some funds available towards the cost of such windscreens.

5. The cross-country ski trails could be made more attractive through better grooming.

There is also a small tot - lot in Sherwood Park subdivision.

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* These comments are about the Recreation Centre.

The residents of Gondola Point have access to Kennebecasis Valley Arena located in Rothesay. Through an agreement between municipalities, the residents of Gondola Point can use the facilities of the arena.

The Village considers the available recreational facilities very satisfactory.

9.0. UTILITIES

9.1. Sanitary Sewers

The Village has its own municipal Sewer System which serves the whole Village. The treatment facility consists of an aerated lagoon located near Mathews Cove. At present the lagoon consists of one cell. The design capacity of the lagoon is 4000 population. It can be easily expanded to double its capacity.

KENNEBECASIS RIVER

Sewage Lagoon

Sewer Line

Pumping Station

FIGURE 8.1

Village of
GONDOLA POINT

EXISTING
SEWER SYSTEM

SCALE ECHELLE

DATE JAN. 1980 GRAPHICS E.B.H.

The Figure 8.1. shows the distribution system. There are certain problems of storm water running into sanitary sewers. This problem can be overcome by properly maintaining sanitary sewer manholes.

9.2. Storm Sewers:

Most of the Village has open ditch system except for a very small portion of Robin Hood Lane and Quispamsis Road. The Village has surface drainage problem. The surficial geology survey revealed that the material which makes up the bedrock cover consists of a maximum of two meters of abalation till. This cover is very limited in thickness to nearby absent in all areas of topographic high within the Village. Clear cutting on highlands, for residential development, has given rise to erosion problem.

The Engineering and Technical Services Branch of the Department of Municipal Affairs was requested to assess the surface drainage conditions in the Village. Following is their assessment.

In general, the surface soil is very susceptible to water erosion, consisting mostly of clay, silt, sand, etc. The area has very steep grades rising from the Kennebecasis River which causes high velocities for surface run-off. A complete storm sewer installation might be the ideal solution to surface drainage, but it would be very expensive and still require continual maintenance. Open ditches which have protected inverts and velocity retarders also need extensive maintenance.

At the present time the existing streets have ditches which are reasonably stable due to the growth of sod and bushes. Some of the streets which have excessive grade, the ditches have been protected by asphalt paving and large broken stone but these require continual maintenance.

Possibly in new proposed subdivision it should be a requirement to stabilize the surface of drainage areas as quickly as possible by seeding or sodding after the streets have been properly shapped. This would not only protect the new areas but would assure no drastic changes in the existing street areas.

For an eventual improvement of Route 119 (Gondola Point Road) in the Village, it will require a storm sewer installation on the south side. This will remove some of the dead spots in the open ditching and also allow the width of travelled way on Route 119 to be increased.

In order to reduce the amount of run-off the land owners should be urged to retain what vegetation cover exists on their properties and be encouraged to add stabilized surficial cover in the form of lawn. Moreover the paved areas should be kept to minimum.

9.3. Water

The Village has no municipal water system. All development is on individual wells. The Kennebecasis Formation is such that the quantity of available ground water is limited by the porosity and permeability of the lithologies of the Formation, which at best are not those from which large quantities of water can be pumped.

In particular, the finer grained clastics (shales) would be expected to be rather poor sources of water supply. The yields presently available from wells drilled in the Kennebecasis Formation average 4 to 6 gallons per minute.* It is doubtful that any wells drilled in the Kennebecasis Formation anywhere within the Village limits, given the thin surficial cover, would yield water quantities suitable for municipal scale water systems. The yields available at present must be protected by conservation of the vegetation cover which in turn protects the thin surficial cover. The surficial cover acts as the "sponge" which prevents rapid water run-off and allows local ground water recharge. Removal of the vegetation cover and surficial cover by residential development will reduce the quantity of ground water available.

The quality of the water supply must be protected from domestic sewage and solid waste (sanitary landfill) disposal. The strike and dip of the bedding, the thin surficial cover and the local topography combine to produce the effect that residential development on higher topography will affect the water supply quantity and quality on lower topography.

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* Ruitenberg, A. A., and P-F Finamore, Bedrock, Surficial and Environmental Geology, Quispamsis, Department of Natural Resources.

9.4. Solid Waste Disposal:

The solid waste disposal site is located outside the Village. The site is privately owned and the Village has the use of the site on contractual basis. The residents have private arrangement for pick-up services. No site within the Village boundary, given the bedrock and surficial geology, is suitable for a sanitary landfill site without resultant ground water contamination. The contracting of solid waste disposal to a site removed from the Village should be continued for the same reasons.

10.0. FINANCIAL ANALYSIS

10.1. Introduction

The financial analysis is crucial for planning process. Through such an analysis a determination could be made of the ability of a municipality to carry out the proposals, projects and programmes which might be recommended in a municipal plan.

10.2. Assessment Base

One measure of financial ability of a community is its assessment (Tax) base. It is the assessment base which is the major source of revenues for a municipality. Property taxes are levied against such assessment.

A review of assessment base was made since 1975.

Table 10.1. Village of Gondola Point

Assessment Base

Year	Assessment Base	Percentage Increase
1975	$ 7,327,250	
1976	17,569,120	58.3
1977	19,103,400	8.0
1978	23,961,490	20.3
1979	29,896,700	19.8
1980	36,133,690	20.9
1981	39,573,140	9.5

Source: Municipal Services Branch
Dept. of Municipal Affairs

An examination of Table 10.1 indicates that since 1975 there has been steady increase in assessment base. The big jump in assessment base was between 1975-1976 when increase was by 58.3%. The increase between 1976-1981 was 125%. This rapid increase is an indication of a fast growing community. However it is expected that the growth rate will slow down in future because the inflow of population into the Village is expected to slow down (see section 4.0. on Population Analysis and Projections).

An examination of per capita assessment was also carried out. This examination showed that there has been steady increase in per capita assessment. Thus the total increase is partially due to increase in the assessment of individual properties - the inflationary factor.

The expenditures as well as tax rates were also looked at. The information regarding expenditures and tax rates is presented below under Table 10.1.1.

Table 10.1.1. Village of Gondola Point

Expenditures and Tax Rate

1975-1981

Year	Gross Expenditures	Percentage Increase	Tax Rate
1975	65,527	-	.3536
1976	108,073	64.9	.4334
1977	124,244	15.0	.3474
1978	179,456	44.3	.4321
1979	252,406	40.6	.4449
1980	306,843	21.6	.4570
1981	-	-	.4843

Source: Municipal Services Branch, Dept. of Municipal Affairs

The above Table shows that there has been an increase in the gross expenditures of the municipality. This increase, to do great extent, is a reflection of increase in the assessment base of the municipality (see Table 10.1). As the revenues increased the municipality was able to undertake projects which it could not do so in the past. Other factors which could be responsible for increased expenditures are: increased population and also inflation.

Another measure of the financial health of a municipality is its borrowing power. Section 89(5) of the Municipalities Act states that, "....No municipality may borrow any money for capital

expenditures ... where the amount to be borrowed would exceed six percent of the assessed value of real property and the bussiness assessment in the municipality." The debt in relation to assessment base for the Village, in historical perspective, is presented below.

Table 10.1.2. Village of Gondola Point

Debt in Relation To Assessment Base

Year	Assessment	Debt	Percentage of Assessment
1975	$ 7,327,250	-	-
1976	17,569,120	85,031	0.5
1977	19,103,400	76,063	0.4
1978	23,961,490	60,390	0.3
1979	29,896,700	50,000	0.2
1980	36,133,690	405,500	1.1
1981	39,573,140	368,500	0.9

Source: Municipal Services Branch
Dept. of Municipal Affairs

The data in Table 10.1.2. shows that the borrowing of the Village is well below the limit imposed by the legislation. The Municipal Borrowing Board has a policy to discourage a municipality to borrow more than 20% of its (municipality's) general budget. In case of Gondola Point this percentage has been as follows:

1977	6.00%
1978	4.00%
1979	3.37%
1980	3.15%
1981	22.11%

Apparently up to 1980 the borrowing of the Village has been well below 20%, however in 1981 it increased to 22.11%. According to one official of the Board this situation is temporary and in 1982 this percentage will be again below 20%. Thus all in all, it would appear that the Village is in sound financial position.

11.0. VILLAGE ADMINISTRATION

The Village administration consists of Mayor and Council and two full-time employees. These employees are: Clerk and Superintendent of works. The Superintendent is also the building inspector. There is a third employee who is part-time and whose function is to assist the clerk.

APPENDIX "A"

Residents' Survey: Questionnaire

Village of Gondola Point

P. O. Box 579

Rothesay, N. B.

E0G 2W0

Dear Sir/Madam

Your Council with the cooperation of the Department of Municipal Affairs is involved in the process of revising the Municipal Plan for the Village.

The Municipal Plan deals with the development and conservation of land, the provision of municipal services and facilities.

Before planning policies are developed, your Council would like to know your opinions by completing this questionnaire.

Thank you.

MAYOR AND COUNCIL.

May, 1981.

1 2 3 4

VILLAGE OF GONDOLA POINT

RESIDENTS' SURVEY

1. Place of Residence (Street Name Only) _____ 5 6

2. How many people live in your house at present? _____ 7

3. Please indicate the number of family members within the age groups listed below:

Age Group	Male	Female
0 - 4	____ 8	____ 9
5 - 9	____ 10	____ 11
10 - 14	____ 12	____ 13
15 - 19	____ 14	____ 15
20 - 24	____ 16	____ 17
25 - 34	____ 18	____ 19
35 - 44	____ 20	____ 21
45 - 54	____ 22	____ 23
55 - 64	____ 24	____ 25
65 - 69	____ 26	____ 27
70 -	____ 28	____ 29

4. How many people living in your house work in Gondola Point?

_____ 30

5. How many people living in your house work away from Gondola Point?

_____ 31

6. How many people living in your house who usually work are unemployed at present?

_____ 32

7. How many people living in your house go to school full time?

_____ [33]

8. Please consider Gondola Point as you know it today. Answer by checking the column expressing the way you feel about the

		Satisfied	Dissatisfied	
(a)	Condition of streets	①	②	[34]
(b)	Street maintenance in winter	①	②	[35]
(c)	Availability of sidewalks	①	②	[36]
(d)	Pedestrian circulation	①	②	[37]
(e)	Police protection	①	②	[38]
(f)	Fire protection	①	②	[39]
(g)	Ambulance service	①	②	[40]
(h)	Parks and open space	①	②	[41]
(i)	Library service	①	②	[42]
(j)	Garbage pickup and disposal	①	②	[43]
(k)	Health services	①	②	[44]
(l)	Water services	①	②	[45]
(m)	Sewerage services	①	②	[46]
(n)	Schools	①	②	[47]
(o)	Parking	①	②	[48]
(p)	Street lighting	①	②	[49]
(q)	Recreation facilities	①	②	[50]

9. Do you think that the Village should encourage industry to locate in Gondola Point?

Yes ① _____ No ② _____ [51]

10. Please check one of the following:

(a) The Village of Gondola Point should remain strictly a residential community ① _____ [52]

(b) Commercial development should be encouraged in the Village ② _____

(c) Both industrial and commercial development should be encouraged ③ _____

11. Is there a shortage of any of the following housing types in Gondola Point?

Single Family	Yes ① _____	No ② _____	[53]
Apartments	① _____	② _____	[54]
Duplexes	① _____	② _____	[55]
Senior Citizen Housing	① _____	② _____	[56]
Low Income Housing	① _____	② _____	[57]
Mobile Homes	① _____	② _____	[58]

12. Do you think more rental housing is needed in Gondola Point?

Yes ① _____ No ② _____ [59]

Is Yes, what type? Apartments _____ Houses _____ [60][61]

13. Is it important to preserve the historic buildings and other historical landmarks in Gondola Point?

Yes ① _____ No ② _____ [62]

1 2 3 4

14. How many return trips do you make per week to the City of Saint John?

_____ [5][6]

15. What is the major purpose of these trips?

Work _____ [7]

Shopping _____ [8]

Entertainment and Recreation _____ [9]

Medical Services _____ [10]

Others (Specify) _____ [11]

_____

_____

16. Where do you purchase the following goods and services?

To buy	Name of Place	To Visit	Name of Place
Groceries	[12]	Doctor	[20]
Clothing, work	[13]	Dentist	[21]
Clothing, dress	[14]	Hospital or Clinic	[22]
Furniture	[15]	Bank	[23]
Hardware	[16]	Lawyer	[24]
Automobiles	[17]	Restaurants	[25]
Medicines and Drugs	[18]	Theatres	[26]
Insurance	[19]	Repair Shops	[27]

17. Do you think that the following are easily accessible?

	Yes	No	
Elementary School	① _____	② _____	28
High School	① _____	② _____	29
Grocery Store	① _____	② _____	30
Your place of work	① _____	② _____	31
Your place of worship	① _____	② _____	32
Parks	① _____	② _____	33
Playgrounds for children	① _____	② _____	34

18. (a) Do you think that Gondola Point offers adequate

	Yes	No	
Services for the handicapped	① _____	② _____	35
Services for Senior Citizens	① _____	② _____	36
Services for the young	① _____	② _____	37
Recreation programs	① _____	② _____	38
Entertainment	① _____	② _____	39

(b) Do you think that Gondola Point should provide entertainment facilities? (Theatres, etc.)

Yes ① _____ No ② _____ 40

If yes, please specify _____ 41

_____

_____

19. Do you think that the waterfronts could be put to better use by the community?

Yes ① _____ No ② _____ 42

20. What is the best way of developing the waterfronts?

(a) Parks and landscape area _____ [43]

(b) Walking paths _____ [44]

(c) Sitting areas _____ [45]

(d) Picnic areas _____ [46]

(e) Combination of all of the above _____ [47]

(f) Remain as natural area _____ [48]

(g) Other _____ [49]

_____

_____

_____

21. Do you see any of the following as problems in Gondola Point?

	Yes	No	
Physical appearance	① _____	② _____	[50]
Shabby buildings	① _____	② _____	[51]
Lack of sidewalks	① _____	② _____	[52]
Inadequate street lighting	① _____	② _____	[53]
Others (Please specify) _____			[54]

_____

22. List all activities the members of your family take part in throughout the year

_____

_____

_____

_____

_____

23. Name all other activities the members of your family would like to take part in

_____

_____

_____

_____

_____

24. What recreation and sport facilities do members of your family make use of in Gondola Point?

_____

_____

_____

_____

_____

25. What recreation and sport facilities do you feel are needed most in Gondola Point?

_____

_____

_____

_____

_____

26. Please comment on any aspect of community life which you feel is important to you

_____

_____

_____

_____

_____

APPENDIX "B"

Residents' Survey: Results

VILLAGE OF GONDOLA POINT

MUNICIPAL PLAN

RESULTS · SOCIAL SURVEY

M. ARIF
Community Planning Branch
Dept. of Municipal Affairs
Province of New Brunswick

VILLAGE OF GONDOLA POINT
RESULTS: SOCIAL SURVEY
TOTAL RESPONDENTS: 117

QUESTION NO. 2* HOUSEHOLD SIZE OF THE RESPONDENTS

NUMBER OF PERSONS	PERCENTAGE
2	12.0
3	18.8
4	42.7
5	17.1
6	5.1
7	1.7
9	1.7
No Answer	0.9
AVERAGE SIZE OF HOUSEHOLD:	4 Persons

*For Question No. 1 see Appendix.

QUESTION NO. 3 AGE/SEX DISTRIBUTION OF THE MEMBERS OF THE RESPONDENTS' HOUSEHOLD

AGE GROUPS	MALE	FEMALE	TOTAL
0 - 4	24	28	52
5 - 9	39	26	65
10 - 14	30	29	59
15 - 19	23	15	38
20 - 24	7	7	14
25 - 34	41	46	87
35 - 44	49	42	91
45 - 54	16	11	27
55 - 64	10	8	18
65 - 69	2	1	3
70	0	3	3
	241	216	457

QUESTIONS NO. 4 AND 5

MEMBERS OF THE RESPONDENTS' FAMILY WORKING IN GONDOLA POINT

	PERCENTAGE
WORKING IN GONDOLA POINT	12
WORKING AWAY FROM GONDOLA POINT	88
TOTAL WORKING	100%

QUESTION NO. 6 MEMBERS OF THE RESPONDENTS' FAMILY UNEMPLOYED

UNEMPLOYED	21
UNEMPLOYMENT	11%*
RATE (PARTICIPATION RATE AT 62.2 ACCORDING TO 1971 CENSUS CANADA)	

QUESTION NO. 7 MEMBERS OF THE RESPONDENTS' FAMILY GOING TO SCHOOL

TOTAL	150 PERSONS
PER HOUSEHOLD	1.3 PERSONS

---

* THE EMPLOYMENT RATE CALCULATED HERE MAY NOT BE REPRESENTATIVE OF ACTUAL UNEMPLOYMENT RATE IN GONDOLA POINT. REASON: IT IS QUITE LIKELY THAT ALL MEMBERS OF THE FAMILY WERE NOT REPORTED BY THE RESPONDENTS WHICH PROBABLY BIASED THE RESULTS.

QUESTION NO. 8 SATISFACTION WITH SERVICES AND FACILITIES

TOTAL RESPONDENTS: 117 (100%)

		Satisfied %	Dissatisfied %	No Answer %
(A)	Condition of Streets	74.4	22.2	3.4
(B)	Street Maintenance in Winter	83.8	15.4	0.9
(C)	Availability of Sidewalk	29.9	66.7	3.4
(D)	Pedestrian Circulation	46.2	23.9	29.9
(E)	Police Protection	61.5	37.6	0.9
(F)	Fire Protection	78.6	14.5	6.8
(G)	Ambulance Service	74.4	11.1	14.5
(H)	Parks and Open Space	58.1	35.9	6.0
(I)	Library Service	29.1	58.1	12.8
(J)	Garbage pickup and Disposal	97.4	2.6	0.0
(K)	Health Services	59.8	27.4	12.8
(L)	Water Services	78.6	11.1	10.3
(M)	Sewerage Service	94.0	3.4	2.6
(N)	Schools	84.6	12.0	3.4
(P)	Street Lighting	41.0	51.3	7.7
(Q)	Recreation Facilities	82.1	12.8	5.1

QUESTION NO. 9 ENCOURAGE LOCATION OF INDUSTRY IN GONDOLA POINT

In Favour %	Against %	No Answer %	Total Response %
8.5	89.7	1.7	100

QUESTION NO. 10 TYPE OF COMMUNITY DESIRED

	Percentage
(A) Remain strictly residential community	81.2
(B) Commercial Development should be encouraged	11.1
(C) Both Industrial and Commercial Development should be encouraged	6.0
No Answers	1.7
	(100%)

QUESTION NO. 11 SHORTAGE OF THE HOUSING TYPES
TOTAL RESPONSES: (100.0%)

	YES %	NO %	NO ANSWER %
SINGLE FAMILY	6.0	78.6	15.4
APARTMENTS	13.7	67.5	18.8
DUPLEXES	12.8	65.0	22.2
SENIOR CITIZEN HOUSING	45.3	36.8	17.9
LOW INCOME HOUSING	15.4	65.0	19.7
MOBILE HOMES	5.1	73.5	21.4

QUESTION NO. 12 WHETHER MORE RENTAL HOUSING NEEDED

	YES %	NO %	NO ANSWER %
(A)	13.7	80.3	6.0

	HOUSES	APTS.	NO ANSWER
(B)	31.2	18.8	50.0

QUESTION NO. 13 PRESERVATION OF HISTORIC BUILDINGS AND HISTORIC LANDMARKS

YES	NO	NO ANSWER
81.2	12.8	6.0

TOTAL RESPONSES: 117 (100%)

QUESTION NO. 14 NO. OF RETURN TRIPS TO CITY OF SAINT JOHN

TOTAL RESPONSES: 117 (100%)

No. Trips per Week	Percentage
1 - 5	23.9
6 - 10	55.5
11 - 15	12.0
16 - 20	4.3
21 and over	1.7
No Answer	2.6
TOTAL	100.0

QUESTION NO. 15 MAJOR PURPOSE OF TRIPS TO SAINT JOHN

MORE THAN ONE ITEM WAS CHECKED BY SINGLE RESPONDENTS

	Percentage	
Work	83.8	117 (100%)
Shopping	62.4	'
Entertainment and Recreation	27.4	'
Medical Services	20.5	'
Others:		
Church	6.0	'
Banking	.9	'
Restaurant Facilities	.9	'
Social	.9	'
Education	.9	'

QUESTION NO. 16 PURCHASE OF GOODS AND SERVICES (PLACE)

		PERCENTAGE
(A)	GROCERIES	
	*SAINT JOHN	41.0
	GONDOLA POINT	1.7
	*FAIRVALE	33.3
	QUISPAMSIS	13.7
	ROTHESAY	6.8
	NO RESPONSE	3.4
(B)	WORK CLOTHING	
	SAINT JOHN	94.0
	NO RESPONSE	6.0
(C)	DRESS CLOTHING	
	SAINT JOHN	94.0
	NO RESPONSE	6.0
(D)	FURNITURE	
	SAINT JOHN	79.5
	FAIRVALE	4.3
	QUISPAMSIS	2.6
	PROVINCE AND OTHER	1.7
	NO RESPONSE	12.0

		PERCENTAGE
(E)	HARDWARE	
	SAINT JOHN	29.1
	GONDOLA POINT	2.6
	FAIRVALE	17.9
	QUISPAMSIS	29.1
	ROTHESAY	1.7
	NO RESPONSE	6.8
(F)	AUTOMOBILES	
	*SAINT JOHN	76.9
	GONDOLA POINT	0.9
	HAMPTON	0.9
	PROVINCE AND OTHER	6.0
	NO RESPONSE	13.7
(G)	MEDICINE AND DRUGS	
	SAINT JOHN	14.5
	GONDOLA POINT	2.6
	*FAIRVALE	71.8
	QUISPAMSIS	2.6
	ROTHESAY	5.1
	PROVINCE AND OTHER	0.9
	NO RESPONSE	2.6
(H)	INSURANCE	
	SAINT JOHN	82.1
	GONDOLA POINT	0.9
	FAIRVALE	5.1
	QUISPAMSIS	0.9
	ROTHESAY	0.9
	PROVINCE AND OTHER	4.3
	NO RESPONSE	6.0

		PERCENTAGE
(I)	DOCTOR	
	*SAINT JOHN	34.2
	GONDOLA POINT	0.9
	FAIRVALE	6.0
	*ROTHESAY	53.8
	NO RESPONSE	5.1
(J)	DENTIST	
	*SAINT JOHN	50.4
	GONDOLA POINT	0.9
	QUISPAMSIS	1.7
	ROTHESAY	17.1
	HAMPTON	19.7
	PROVINCE AND OTHER	2.6
	NO RESPONSE	7.7
(K)	HOSPITAL OR CLINIC	
	SAINT JOHN	90.6
	ROTHESAY	3.4
	NO RESPONSE	6.0
(L)	BANK	
	SAINT JOHN	53.8
	FAIRVALE	7.7
	QUISPAMSIS	5.1
	ROTHESAY	28.2
	NO RESPONSE	5.1

		PERCENTAGE
(M)	LAWYER	
	SAINT JOHN	74.4
	FAIRVALE	6.0
	QUISPAMSIS	1.7
	ROTHESAY	1.7
	PROVINCE AND OTHER	0.9
	NO RESPONSE	15.4
(N)	RESTAURANTS	
	SAINT JOHN	82.1
	GONDOLA POINT	0.9
	FAIRVALE	3.4
	QUISPAMSIS	1.7
	ROTHESAY	1.7
	PROVINCE AND OTHER	1.7
	NO RESPONSE	8.5
(O)	THEATRES	
	SAINT JOHN	85.5
	PROVINCE AND OTHER	1.7
	NO RESPONSE	12.8
(P)	REPAIR SHOPS	
	SAINT JOHN	76.1
	FAIRVALE	2.6
	QUISPAMSIS	0.9
	ROTHESAY	0.9
	PROVINCE AND OTHER	0.9
	NO RESPONSE	18.8

QUESTION NO. 17

	PERCENTAGE		
	Yes	No	No response
Accessibility to:			
Elementary School	89.7	3.4	6.8
High School	87.2	5.1	7.7
Grocery Store	88.9	8.5	2.6
Place of work	74.4	19.7	6.0
Place of worship	86.3	7.7	6.0
Parks	59.8	36.8	3.4
Playgrounds for children	53.0	42.7	4.3

QUESTION NO. 18

Adequacy of Specific Services

		Adequate	Not Adequate	No response
(a)	Services for handicapped	16.2%	47.9	35.9
	Services for Senior citizens	37.6	30.8	31.6
	Services for young	62.4	22.2	15.4
	Recreation programs	81.2	8.5	10.3
	Entertainment	56.4	33.3	10.3

(b) Location of Entertainment Facilities in Gondola Point

35% said YES

59.8% said NO

Type of Facilities Listed

	No. of Times Listed
*Theatres (movies, drive-ins, etc.)	27
Tavern	1
Playgrounds, pools (wading) etc.	2
Swimming pool (indoor)	1
Bowling alley	3
Place (forum) for teens to meet	1

QUESTION NO. 19

Whether Waterfront Should Be Put to Better Use

(a)	Yes	80.3%
	No	15.4%
	No response	4.3%

(b) Best Way of Developing Waterfront

	No. of Times Listed
Parks and landscape area	30
Walking paths	22
Sitting areas	25
Picnic areas	33
Combination of all the above	78
Remain as natural	17
Marina	7

OTHER COMMENTS MADE REGARDING THIS SUBJECT WERE: BEACH SHOULD BE EXPANDED, SEAWEEDS SHOULD BE CLEANED, PROVIDE BETTER PARKING AND MORE ACCESS, SPECIFY RIVER AREAS, I.E., SEPARATE SWIMMERS FROM MOTOR BOATS FROM WATER SKIERS, PROVIDE CANTEEN FACILITIES, WASHROOMS AND BIKE PATHS.

QUESTION NO. 21 IDENTIFICATION OF PROBLEMS

	YES	NO	NO RESPONSE
PHYSICAL APPEARANCE	20.5	56.4	23.1
SHABBY BUILDINGS	33.3	46.2	20.5
*LACK OF SIDEWALKS	61.5	26.5	12.0
*INADEQUATE STREET LIGHTING	51.3	37.6	11.1

OTHER PROBLEMS LISTED

	NO. OF TIMES LISTED
POOR DITCHES, CLOGGED CULVERTS	8.5%
JUNK CARS ALONG ROADSIDE	5.1%
POLICE PROTECTION	3.4%
CONDITION OF ROADS	1.7%
TEENAGE HANGOUT USING FOUL LANGUAGE	1.7%

QUESTION NO. 22 ACTIVITIES MEMBERS OF RESPONDENTS' FAMILIES TAKE PART IN THROUGHOUT THE YEAR

ACTIVITY	NO. OF TIMES LISTED
ROLLER SKATING	8
ICE SKATING (RECREATIONAL/FIGURE)	26
SLIDING	4
THEATRES (MOVIES)	5
TENTING	1
BADMINTON	3
SWIMMING	30
WALKING	8
BOATING/CANOEING/SAILING	8
HOCKEY	22
SOCCER	14
BASEBALL/SOFTBALL/SLOW PITCH	44
CHURCH ACTIVITIES	8
TENNIS	28
BASKETBALL	8
BEAVERS, CUBS, BROWNIES, GUIDES	31
MUSIC LESSONS	1
DANCING (AT RECREATIONAL CENTRE)	32
LADIES COFFEE CLUB	1
SKIING (DOWNHILL/CROSS COUNTRY)	13
SNOWMOBILING	3
REMOTE CONTROL MODEL FLYING	1
SOCIAL	1

Travel	1
Snow shoeing	2
Tobogganning	6
Ice fishing	2
Running/jogging	6
Football	1
Picnics	1
Karate, judo, etc.	1
Golf	7
Camping	6
Hiking	1
Bowling	5
Youth Groups (Clubs, etc.)	1
Fishing/hunting	6
Flea market	1
Restaurants	1
Suppers	2
Community activities (money raising "Canada Days" etc.)	13
Curling	6
Beach	1
Sports	2
Biking	4
Horse shoes	1

NOTE: THE MOST POPULAR ACTIVITIES IN GONDOLA POINT SEEM TO BE AS FOLLOWS:

		PERCENTAGE
(1)	BASEBALL/SOFTBALL/SLOW PITCH	41.5
(2)	DANCING (AT RECREATIONAL CENTRE)	30.2
(3)	BEAVERS, CUBS, BROWNIES, GUIDES, ETC.	29.2
(4)	SWIMMING	28.3
(5)	TENNIS	26.4
(6)	ICE SKATING (RECREATIONAL AND FIGURE)	24.5
(7)	HOCKEY	20.8
(8)	SOCCER	13.2
(9)	SKIING (DOWNHILL AND CROSS COUNTRY)	12.3
(10)	COMMUNITY ACTIVITIES (MONEY RAISING "CANADA DAYS" ETC.)	12.3

QUESTION NO. 23 ACTIVITIES MEMBERS OF THE RESPONDENTS' FAMILIES WOULD LIKE TO TAKE PART IN

	NUMBER TAKING PART
MORE ACTIVE IN COMMUNITY AFFAIRS	1
BOWLING	5
SKIING	1
PLAYGROUNDS	2
PARKS	1
WINDSURFING	1
BOAT RENTALS (PEDAL BOATS, CANOES)	1
CROSS COUNTRY SKIING	2
HIKING (NATURE WALKS)	3
TENNIS	5

Biking	2
Swimming (indoors)	2
Park related activities	1
Hockey	1
Skating	3
Swimming lessons for young	1
Drop-in Centre	1
Running area (trail)	1
More evening activities for working women	1
Fishing	1
Badminton	1
Boating, Canoeing	2
Ballet and gymnastics for kids	1
Golf	1
Miniature golf	1
Library science	1
Baseball	1

Note: Bowling and tennis are more frequently mentioned.

QUESTION NO. 24 Recreation and Sport Facilities Used in Gondola Point

	NO. OF TIMES LISTED
The beach	26
Walk	11
Tennis court	32
Softball (baseball) field	24
Recreational Centre	44
T-ball	5
Track and field for cycling	1
Rink	2
Soccer field	9
Trails	1
Church Hall (St. Luke's)	1
Sliding hill	2
River	3

Note: The most used facilities in the Village are:

(1) Recreational Centre	41.5%
(2) Tennis court	30.2%
(3) The Beach	24.5%
(4) Softball (baseball) Field	22.6%
(5) Track	10.4%

QUESTION NO. 25 RECREATION AND SPORTS FACILITIES NEEDED MOST IN GONDOLA POINT

	No. of Times Listed
Bowling alley	5
Neighbourhood parks	6
Neighbourhood playgrounds	6
Swimming pool(indoor and outdoor)	13
Ice skating rink on river	7
Bike paths	1
Indoor fitness facilities	1
More soccer fields	1
Hiking - Nature trails	1
Better beach facilities, barbeques (operated by Village)	4
Outdoor activities for seniors	2
More ball fields	4
Theatre	2
Enough facilities-more participation	1
Curling rink	1
Basketball courts	2
Cross-country skiing	3
Ski facilities	1
Wharf (Boat Club)	3
Supervised Drop-in Centre (get teenagers off street)	3
Recreational program for kids	2

Tennis courts	3
Golf course	2
Gymnasium	1
Sports field	1

Note: An indoor swimming pool, followed closely by neighbourhood playgrounds and parks are most frequently listed.

QUESTION NO. 26 Comments on Different Aspects of the Community

- The track for running is not kept in shape, also the ball diamond on the track makes it difficult to use at times. Community life in general with more contact with Village committees.
- Note regarding sidewalks - when we moved here in 1974 we did not expect to have sidewalks, nor do we now. It would be nice but it is not a problem.
- Recreation and community.
- Vacant lots are allowed to remain untouched in between finished gardens with no weed control. The owners should be requested to tidy up or a fee should be levied and employ, say summer students, as clean-up agents.
- Unorganized social recreation facilities, and activities are very good and provide exceptional recreational outlets for a Village of our size.
- Keep Gondola Point a rural residential area.
- Leaving the countryside as natural as possible and letting your dog have a little bit of freedom. No dog catchers, unless the dog has rabies and not sitting on somebody else's property like the "rich" in Sherwood Park.

- Peace and quiet. Nice trees and neighbours.
- There are not enough organized activities for young people to keep them usefully occupied. This lack is bound to reflect badly on both the community and the youth.
- A well planned industrial park would assist the tax base and the orderly development of the Village.
- Should have improved Zoning By-Laws.
- Because of increasing incidents of vandalism, theft, drug abuse, etc. the Village should implement some sort of program to assist potential trouble makers and help the police keep the community a safe place. Teenagers must be made to feel "wanted".
- I feel the community is fairly well run at the moment as long as Council keeps in touch with the people and tries to improve upon existing, as well as building more and better facilities as the people see fit.
- Privacy.
- We are presently in our sixth year of living in Gondola Point and have enjoyed both the people and area very much. With a limited budget the Village has, a lot has been achieved by hard work and no more can really be expected.
- Like the Village the way it is.
- Enjoy Recreation Centre. Would like storm sewers and curbs. Enjoy well landscaped properties. Despise unlandscaped properties. Suggest Council think about acquiring tools to be sold to homeowners once a year at bargain prices.
- Any type of socializing for children and adults.

- FAMILY ORIENTATION AND RECREATION CENTRE AREA. WHILE WE HAVEN'T BEEN ABLE TO CONTRIBUTE TIME, ETC., WE DO APPRECIATE ALL THE VOLUNTARY WORK THAT SO MANY HAVE GIVEN TO ASSIST THE DEVELOPMENT OF THE COMMUNITY.
- I WAS IMPRESSED BY THE NEWSLETTER SENT OUT ABOUT THE RECREATION CENTRE. I THINK IT IS VERY IMPORTANT TO HAVE A PLACE FOR YOUNG PEOPLE TO CARRY OUT ACTIVITIES SUCH AS THIS COMMUNITY HAS ORGANIZED.
- SAFE AND QUIET SUBDIVISIONS WITHOUT THE THREAT OF APARTMENT BUILDINGS BEING BUILT IN THE AREA.
- LIVING IN A RESIDENTIAL NEIGHBOURHOOD AWAY FROM INDUSTRY.
- AN IDEAL PLACE TO RAISE CHILDREN.

  WE HAVE JUST RECENTLY MOVED TO GONDOLA POINT FROM EAST SAINT JOHN AND ARE NOT ALL THAT FAMILIAR WITH EVERYTHING OFFERED TO US YET, BUT WHAT WE HAVE SEEN WE ARE PLEASED WITH.
- NEED BETTER DOG CONTROL!
- I FEEL COMMUNITY LIVING COULD BE A LOT MORE CLOSE THAN IT IS. I'VE LIVED HERE FIVE YEARS AND ONLY KNOW THE PEOPLE ON MY ROAD.
- MOVED FROM SAINT JOHN TO GET AWAY FROM OVER-REGULATION. LIKE PEACE AND QUIET IN HOMELIFE.
- SIDEWALKS AND STREET--LIGHTING - ESPECIALLY ALONG GONDOLA POINT ROAD.
- IT IS IMPORTANT TO ME THAT MY CHILDREN HAVE A CHOICE OF ACTIVITIES; CONSEQUENTLY, I FEEL THERE IS A LACK IN GONDOLA POINT OF ANYTHING VERY MUCH FOR TEENAGERS.
- THE NATURAL BEAUTY AND THE ESCAPE FROM THE NOISE AND DIRT OF INDUSTRY ARE SO NICE. NOTHING MUST BE DONE TO CHANGE THIS OR MAKE IT TOO CROWDED OR COMMERCIAL. P. S. THANKS FOR THE FINE JOB ON THE STREET SIGNS IN SHERWOOD PARK.

- I ENJOY THE SUBURBAN QUALITY OF GONDOLA POINT AND WOULD NOT WANT IT TO BECOME TOO URBANIZED OR COMMERCIALIZED. THERE IS, FORTUNATELY, A GOOD COMMUNITY SPIRIT AND A COUNCIL THAT IS INTERESTED IN THE GOOD OF THE COMMUNITY AS A WHOLE.
- IT WOULD SEEM THAT RECREATIONAL FACILITIES (WHICH ARE USED BY ONLY SOME MEMBERS OF THE COMMUNITY) RECEIVE TOO GREAT A PORTION OF OUR MONEY AND ATTENTION. LETS CONCENTRATE ON MAKING THIS A PRIME RESIDENTIAL AREA BY UPGRADING THE APPEARANCE OF OUR STREETS.

APPENDIX

QUESTION NO. 1 DISTRIBUTION OF RESPONDENTS BY STREETS

STREET NAME	NO. OF RESPONDENTS	PERCENTAGE
LOGAN DRIVE	4	3.4
BRAUN CRESCENT	5	4.3
KENNEVIEW DRIVE	4	3.4
SCARLET DRIVE	1	0.9
GONDOLA POINT ROAD	17	14.5
KANE ROAD	3	2.6
QUISPAMSIS ROAD	11	9.4
RIVERVIEW DRIVE	3	2.6
MYLES AVENUE	4	3.4
VINCENT ROAD	5	4.3
YANDALL DRIVE	4	3.4
SUNNYBANK STREET	3	2.6
ROBIN HUDD LANE	1	0.9
GRANT DRIVE	3	2.6
BOYD AVENUE	1	0.9
ROBERT LANE	5	4.3
HILLHURST DRIVE	5	4.3
TITUS CRESCENT	3	2.6
CARPENTER DRIVE	4	3.4
GONDOLA BOULEVARD	7	6.0
KING RICHARD DRIVE	4	3.4
SHERWOOD DRIVE	1	0.9
SAUNDERS DRIVE	4	3.4
MARIANA DRIVE	9	7.7
NORTHWOOD STREET	6	5.1
DONCASTER DRIVE	1	0.9
NO ANSWER	3	2.6

POOR

QUALITY

ORIGINAL